

Minutes for the Ticonderoga Planning and Zoning Board held on July 2, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Present: Chairman Dr. W.D.McTyier, Walt Lender, Ben Leerkes, Tonya Thompson, Clerk

Absent: Mike Powers, Tom Jebb

Others: Brian Ledger (Alternate member), Joe Cyphers, Tim Fiallo, Steve Patnode, Sean Walters, Jason Parent, Matt Napierala, Dave Burrows

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

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

Chairman McTyier acknowledged that this project has been on the agenda for many months addressing issues brought up by the public. Storm water plans are in place and the final item that the Board requested and had been waiting on was soil sampling, these were again from concerns raised by the neighbors. The testing report has been received and was very thorough. It was supervised by a NYS Licensed Professional Geologist.

Mr. Lender was glad that this was requested, he did have some concerns about the soil that was being brought up.

Tim Fiallo wanted it known that he had concerns about the soil testing, they made holes and sifted through the dirt to take the soil that they wanted to test.

Chairman McTyier again noted that it was supervised by a NYS licensed Professional.

Steve Patnode stated that he was also there and saw the whole thing. He watched them dig up sewer pipes, a tank and numerous things from the construction outfit that was there before. He does not know how you manage to get?, he has been in the business for 46 years and any test that was done at a site like that was using a bore machine. You didn't take the dirt and roll it back into the ground. There was sewer pipes and tanks in that third hole, he watched them. He has pictures of this. We have problems in that lot. We know how much stuff was dumped in there. He is not in agreement to anything on that lot. He doesn't agree with it at all and he has the right to disagree with this.

Chairman McTyier acknowledged that and continued that concerns were raised and you requested an environmental study and we have that here and it is signed by licensed people and (inaudible)

Mr. Patnode stated that he was there and has worked in commercial business for 46 (he was asked what business....inaudible) he stated that he built homes, a lot of homes..

Mr. Fiallo stated that he works for the Town of Hague and he has looked over seven projects worth over three and a half million dollars and how they chose to do those core samples was an inexcusable action. They sifted through material to find and fit, they are not supposed to do that. He had a picture of concrete and plastic, pieces of sidewalk and pieces of asphalt that they left on that property. He is at a loss here. He did not see any report, was it released, he didn't have a

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chance to read it. (inaudible) He continued to state that he has concerns and is entitled to voice his opinion here. His concern is the contaminated material that they sifted through and didn't test.

Mrs. Thompson stated that the report has been received, she does not call the neighbors to come to look at it, but you can come and look at it and it can be FOIL'd from her office.

Chairman McTyier asked the board if they had any other questions. He has looked over the report and is confident with it and the credentials of the individuals involved in the testing. (The board agreed). He went on to say that the required lot size in that zone is 5,000 square and the lot is 25,586 so each proposed lot is 6,396 square feet which is well above the requirement so it is allowed in that zone. We will go through the EAF form.

Resolution #56-2026PZB brought by Ben Leerkes, seconded by Walt Lender to declare no significant environmental impact on the NRDC – 130 The Portage - 150.51-6-12.200, Subdivide lot into Four (4) single family residential lots for Cross-mod homes project. **3 – Ayes, 0- Nays, Carried.**

Resolution #57-2026PZB brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for the NRDC – 130 The Portage - 150.51-6-12.200, Subdivide lot into Four (4) single family residential lots for Cross-mod homes project. **3 – Ayes, 0- Nays, Carried.**

Mr. Leerkes wanted to respond to these statements, these are professionals that conducted the testing and they are certified, we are not. (inaudible) We cannot judge; we take what is presented to us.

Mr. Fiallo understands and is giving you his concerns, what are you doing for him? Nothing...

Mr. Leerkes stated that is correct.

Mr. Patnode stated that we are neighbors and we will be contacting you with a different source, this is crazy to put 4 Section 8 homes on that – are you serious, (these are not Section 8 homes), he doesn't care (inaudible) you are putting in a trailer, he has been doing this for years, he would like to know how many years everybody on this board has, because he knows what he has and he bets it is a lot more than any of you sitting there.

Mr. Leerkes stated that we take what is presented to us.....

Mr. Patnode interrupted and stated that he understands that, but he is a neighbor and he watched Reale's and he watched all the stuff dumped from that house and buried in that lot, so don't tell him what he is not seeing and you are going to take that soil test from a foot by a foot. This is outrageous. He doesn't believe this and he doesn't trust anybody anymore because he has been around here long enough and he watched people.... He continued talking as he left the room.

Resolution #58-2026PZB brought by Ben Leerkes, seconded by Walt Lender to approve the complete application for the NRDC – 130 The Portage - 150.51-6-12.200, Subdivide lot into

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Four (4) single family residential lots for Cross-mod homes project. **3 – Ayes, 0- Nays, Carried.**

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

This application has also been on the agenda for several months – the applicant, Mr. Walters has been waiting for an approval from the Lake George Park Commission. He apologized for the delay, there should have been a letter of Non-jurisdiction from the LGPC, but he must say that he and the commission do not see eye to eye on what constitutes a letter of NJ. So, we did submit and get a complete application, so we now have approval from LGPC and the APA gave us a letter of NJ.

- Removing three (3) decks
- Putting in a Front Porch, a rear porch and a breezeway between the garage and the house
- Existing house is 1296 square feet
- Garage is 768 square feet
- Not touching any of that space
- Removing the front deck of 34 square feet – proposed front porch will be 384 square feet
- Increase impervious surface of 350 square feet
- Removing rear deck of 285 square feet – proposed rear porch of 624 square feet
- Increase impervious surface of 339 square feet
- Breaking up the concrete of 283 square feet and putting a breezeway
- Total impervious surface increases 689 square feet 2.4% change
- Project meets all front and rear yard setbacks

Entire project is under 1,000 square feet, he has a CO for the house and a CO for the garage, but when we applied to the LGPC apparently, the original owner of the house built without permits. They built with the Town's permits, and now the LGPC is making him do everything the other owner didn't do and because of that they need to put a drainage in the back (swale). Right now, the front takes more than 50% of the storm water....

Mr. Leerkes stated that as long as they have approved it, we don't need to look into it anymore.

Mr. Walters stated that it doesn't make sense to him to move the water from the front of the house to the back of the house. We do have a permit now, doing that.

Resolution #59-2026PZB brought by Ben Leerkes, seconded by Doug McTyier to determine no Public Hearing is necessary for the Walters – 6 Tin Pan Alley -150.59-8-12.200, Removal of 3 decks – replace w/front & back porches and a Breezeway application. **3 – Ayes, 0- Nays, Carried.**

The board went through the EAF.

Resolution #60-2026PZB brought by Doug McTyier, seconded by Ben Leerkes to declare minimal environmental impact on the Walters – 6 Tin Pan Alley -150.59-8-12.200, Removal of 3 decks – replace w/front & back porches and a Breezeway application. **3 – Ayes, 0- Nays,**

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Carried.

Resolution #61-2026PZB brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for Walters – 6 Tin Pan Alley -150.59-8-12.200, Removal of 3 decks – replace w/front & back porches and a Breezeway project. **3 – Ayes, 0- Nays, Carried.**

Resolution #62-2026PZB brought by Ben Leerkes, seconded by Walt Lender to approve the complete application for Walters – 6 Tin Pan Alley -150.59-8-12.200, Removal of 3 decks – replace w/front & back porches and a Breezeway project. **3 – Ayes, 0- Nays, Carried.**

Other Business

Discussion – Ticonderoga Joint Town Village Fire District

Matt Napierala of Napierala Consulting wanted to thank the board for giving him time to come in and explain his project. His application has been submitted and will be formally in front of the board in August. We want to give you all an introduction and kind of set the stage for the upcoming meeting. He went on to explain that his project did go to a public referendum and it passed to make expenditure of a bond. There were three public forums announced for presentations of the project. The process here is this is the existing site at 60 Montcalm, and the first thing that must be done is to build a utility storage area which will temporarily house the apparatus during the overall demo and construction of the old grocery store and existing fire station. We are trying to construct a utility building that will be, after the construction period, will be a utility storage building for the future. We are calling it this because of building code purposes to classify it accordingly because in the future that will be what it is. It will be in the northwest corner of the lot, there will be access into this for fire apparatus and fenced off while the building gets abated and demoed and then construction starts, hopefully in the spring of 2027. The critical element that we are trying to fight here is the path of construction here in the North Country. We hope to get the department back into this building hopefully but the fall of 2027 and in order to do that we need to get this utility building up and on its way. We would like to get this underway so that by the end of the fall, this building is ready to move the apparatus in. Looking at the timing of everything, we are coming to the board prematurely understood, to do this introduction to say, ok, we are coming, hopefully what we have submitted is a complete site plan to meet your check list criteria so that we can get to the point to apply for the building permit for this and that construction can occur to set the utility building, so we can get that situated. With the August meeting coming up, we wondered if the public hearing, if needed, could be called for that same meeting and if not, we are just trying to set the stage. They continued discussion on the hopes for the project, if the utility building is not approved, there will be a cost of leasing space to house the trucks.

Mr. Leerkes asked if the building would be heated.

Mr. Parent stated, yes, there would be two space heaters.

Mr. Leerkes asked if voting would continue at the fire house after this construction.

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Mr. Parent stated yes that there will be a community room for functions like that.

The Board asked about setting up a hearing.

Mrs. Thompson was unsure – you actually don't have an application in front of you yet to determine that?

The board thanked Mr. Napierala for reaching out to the board and giving them this opportunity to hear the information presented.

Resolution #63-2026PZB brought by Walt Lender, seconded by Ben Leerkes to accept the June 4, 2026, Planning and Zoning Board meeting minutes. **3 – Ayes, 0- Nays, Carried.**

Resolution #64-2026PZB brought by Doug McTyier, seconded by Walt Lender to adjourn the meeting at 6:37 p.m. **3 – Ayes, 0- Nays, Carried.**

Meeting adjourned at 6:37 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk