

**Minutes for the Ticonderoga Planning and Zoning Board Meeting held on  
July 3, 2025, commencing at 6:00 p.m. with Public Hearings regarding  
2609 NYS Rte 74 (cell tower) and 801 NYS Route 9N (short term rental)**

**Present:** Chairman Dr. W.D. McTyier, Mike Powers, Ben Leerkes and Tonya Thompson,  
Town Clerk

**Absent:** Don Meserve, Walt Lender

**Others:** Dave Burrows, Zoning Administrator, John Blanchard, Anthony DeGregorio with  
SRA Engineers, Nina Oldenquist with Oldenquist Design Architecture, and Gregory Moore with  
Arrow Bank

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

Public Hearing

Special Use and Site Plan Review – Rao – 2609 NYS Route 74 (138.15-1-15.000) New Verizon  
Cell Tower – Jared Lusk, representative

Chairman McTyier opened the public hearing noting that Mr. Lusk has requested the hearing and  
application be tabled until the August meeting as the APA has requested some additional  
information to their application which, in turn, he may need to amend this board's application.

**Resolution #43-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to table the Public  
Hearing for a Special Use and Site Plan Review – Rao – 2609 NYS Route 74 (138.15-1-15.000)  
New Verizon Cell Tower until the August 7, 2025, meeting at 6:00 p.m. **3 – Aye, 0 – Nays.**  
**Carried.**

Special Use – Porter – 801 NYS Route 9N (150.2-5-11.100) – Short Term Rental Units

Chairman McTyier opened the public hearing acknowledging that neither Mr. Porter nor any  
other public was present to speak on this project. The use for the area is service business. Mr.  
Porter is proposing a project that falls under tourist accommodations and is allowed under a  
special use permit. He is converting the existing house into a two (2) unit rental and in the  
building to the side of the house into two (2) additional unit rentals. These will all be short term  
rental units.

Chairman McTyier questioned a response on the application filled out by Mr. Porter.

The board would like to acknowledge that Mr. Porter checked the YES box on Page 7, last  
question "Will the project cause any substantial injury to the value of other property in the  
neighborhood where it is to be located?" and they feel it should be checked NO as he notes that it  
will help support values.

Mr. Powers asked if most of the changes to this property are internal – the answer was yes.

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Chairman McTyier questioned Mr. Burrows determination letter, noting that it is marked that this area needs a Site Plan Review also?

Mr. Burrows acknowledged that the line was marked in error. He explains his determination for the need of a special use permit only in the paragraph below citing Local Law #2 of 2019, Schedule I, Zoning Schedule of Uses.

**Resolution #44-2025PZB** brought by Doug McTyier, seconded by Ben Leerkes finding minimal environmental impact for the Special Use – Porter project at 801 NYS Route 9N (150.2-5-11.100) – Short Term Rental Units resulting in a Negative Declaration. **3 – Aye, 0 – Nays. Carried.**

**Resolution #45-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to approve the Special Use permit for the Porter project at 801 NYS Route 9N (150.2-5-11.100) – Short Term Rental Units. **3 – Aye, 0 – Nays. Carried.**

**Resolution #46-2025PZB** brought by Mike Powers, seconded by Ben Leerkes closing the Public Hearing at 6:10 p.m. for Special Use permit for the Porter project at 801 NYS Route 9N (150.2-5-11.100) – Short Term Rental Units. **3 – Aye, 0 – Nays. Carried.**

Site Plan Review

Arrow Bank – 1127 Wicker Street – New Commercial Structure (Demolition of existing bldg.)

Nina Oldenquist with Oldenquist Design Architecture introduced herself and Anthony DeGregorio from SRA Engineers along with Grey Moore with Arrow Bank

- New building at 1127 Wicker Street
- Double the size of the Drive Through that is presently
- Drive Through will be demolished
- Moved farther back from the roadway
- Drive through in the rear of the new building
- More Parking – removes a small portion of the lawn – increases impervious area %
- Will remain on municipal water but will be connecting to municipal sewer
- Stormwater will continue to go into existing basin – calculation of 1 ½% increase due to added parking
- Abandon leach field – it will be removed or crushed in place
- Electric will remain underground
- APA has given verbal NJ – project is under an acre – expecting a letter confirming determination of Non-Jurisdictional
- No water bodies in the area
- Fenced in wet land in the back area

Mr. Leerkes inquired about the current bank in the downtown area.

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Mr. Moore stated that they are unsure what they will be doing with the building, they have had some interest and have shown it to a few parties, but there is no plan currently for its future. There is an application in for next months meeting to install a temporary drive-through at the downtown bank and remove it when the new bank is open for business.

**Resolution #47-2025PZB** brought by Doug McTyier, seconded by Ben Leerkes determining that no public hearing is needed for the Arrow Bank – 1127 Wicker Street – New Commercial Structure (Demolition of existing bldg.) application. **3 – Aye, 0 – Nays. Carried.**

**Resolution #48-2025PZB** brought by Dough McTyier, seconded by Ben Leerkes finding minimal environmental impact for the Arrow Bank – 1127 Wicker Street – New Commercial Structure (Demolition of existing bldg.) application resulting in a Negative Declaration. **3 – Aye, 0 – Nays. Carried.**

Mr. Powers inquired if a traffic study has been done on this project. That area is very congested and this will certainly increase the traffic in a very tight area.

Ms. Oldenquist noted that there will be an increase in the traffic, there will be no change to the curb cut, traffic will flow in the direction it is currently . There will be room to maneuver in the area.

Mr. Leerkes does not believe there will be a problem with traffic and Mr. Powers accepts the explanation.

**Resolution #49-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to declare a complete application for the Arrow Bank – 1127 Wicker Street – New Commercial Structure (Demolition of existing bldg.) project. **3 – Aye, 0 – Nays. Carried.**

**Resolution #50-2025PZB** brought by Ben Leerkes, seconded by Mike Powers to approve the complete application for the Arrow Bank – 1127 Wicker Street – New Commercial Structure (Demolition of existing bldg.) project.. **3 – Aye, 0 – Nays. Carried.**

Other Business

**Resolution #51-2025PZB** brought by Ben Leerkes, seconded by Doug McTyier to accept the minutes from the June 5, 2025 Planning and Zoning Board meeting. **3 – Aye, 0 – Nays. Carried.**

**Resolution #52-2025PZB** brought by Mike Powers, seconded by Doug McTyier to close the meeting at 6:36 p.m. **3 – Aye, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk