

**Minutes for the Ticonderoga Planning and Zoning Board meeting held on August 6, 2026,  
commencing at 6:00 p.m. with a Public Hearing regarding an Area Variance for Royer –  
Prospect Lane**

**Present:** Dr. W.D. McTyier, Mike Powers, Ben Leerkes, Tom Jebb, Brian Ledger  
(Alternate), Tonya M. Thompson, Clerk

**Absent:** Walt Lender

**Others:** Dave Burrows (Zoning Officer), Lori Messing, Joe Cyphers, Dave & Josh Ross, Travis Whitford, Ross Kelley, Jason Parent, Matt Napierala (Napierala Consulting), Burley & Betty Henry, Emma Ries & Jordyn Donway (Bartlett, Pontiff, Stewart & Rhodes)

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

## **PUBLIC HEARING**

### **Area Variance**

Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house Ed Nolan – contractor - was on speaker phone for any questions from the board

- In front of the board because of the size of the building

No one from the public wanted to speak on this project.

**Resolution #65-2026PZB** brought by Ben Leerkes, seconded by Doug McTyier to close the public hearing at 6:02 p.m. for the Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house application. **5 – Ayes, 0 – Nays. Carried.**

Mr. Jebb asked about the proposed garage that may be encroaching on the setback

Mr. Nolan noted that the proposed garage meets the set back off the back property line. That is not going to be constructed any time soon but wanted to put it in this application for reference.

(This garage may need to come back to the board for Site Plan Review when it is ready for construction).

The Board reviewed the criteria for an Area Variance.

- whether benefit can be achieved by other means feasible to applicant - NO
- undesirable change in neighborhood character or detriment to nearby properties - NO
- whether request is substantial - YES
- whether request will have adverse physical or environmental effects - NO
- whether alleged difficulty is self-created (which is relevant, but not determinative) – NO

The board did question the stormwater plan. It is not on the plan, but Mr. Nolan stated if this is a requirement, it can be met with the following:

- Gutters – French Drain system

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- Dump into dry wells/catch basins
- Rain Gardens – go down 12 to 18 inches and filling with some stone to dissipate the water

**Resolution #66-2026PZB** brought by Ben Leerkes, seconded by Mike Powers to grant the Area Variance for the Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house application. **5 – Ayes, 0 – Nays. Carried.**

Site Plan Review

Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house (Ed Nolan – contractor - was on speaker phone for any questions from the board)

- Set backs have been met
- Garage is proposed, but not planned for immediate construction

**Resolution #67-2026PZB** brought by Mike Powers, seconded by Ben Leerkes to determine no significant environmental impact for the EAF with the Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #68-2026PZB** brought by Mike Powers, seconded by Ben Leerkes determining that No Public Hearing is required for the Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #69-2026PZB** brought by Ben Leerkes, seconded by Mike Powers to declare a complete application for the Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #70-2026PZB** brought by Mike Powers, seconded by Ben Leerkes to approve the complete application Royer (E.F. Nolan) – Lot #6 Prospect Lane 138.13-1-6.000; Construction of a 1452 square foot house application with the condition of installing an adequate storm water control system during construction phase. **5 – Ayes, 0 – Nays. Carried.**

Guyette – 463 Baldwin Road - 160.33-2-8.200 - Removal of cottage and construction of new 5 bedroom residence with new septic system and stormwater plan per LGPC (Travis Whitford – TWS Contracting was present for the application)

- Seasonal Cottage will be demolished
- Asbestos testing has been done and it is clear
- Replacing with a year round home (3007 Square foot home)
- APA notice received
- LGPC permit received

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**Resolution #71-2026PZB** brought by Ben Leerkes, seconded by Doug McTyier to declare a Public Hearing is not necessary for this application from Guyette – 463 Baldwin Road - 160.33-2-8.200 - Removal of cottage and construction of new 5 bedroom residence with new septic system and stormwater plan per LGPC **5 – Ayes, 0 – Nays. Carried.**

**Resolution #72-2026PZB** brought by Doug McTyier, seconded by Ben Leerkes to declare minimal Environmental Impact of the EAF for the application from Guyette – 463 Baldwin Road - 160.33-2-8.200 - Removal of cottage and construction of new 5 bedroom residence with new septic system and stormwater plan per LGPC **5 – Ayes, 0 – Nays. Carried.**

**Resolution #73-2026PZB** brought by Mike Powers, seconded by Ben Leerkes declaring a complete application for the Guyette – 463 Baldwin Road - 160.33-2-8.200 - Removal of cottage and construction of new 5 bedroom residence with new septic system and stormwater plan per LGPC project. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #74-2026PZB** brought by Mike Powers seconded by Ben Leerkes to approve the complete application for the Guyette – 463 Baldwin Road - 160.33-2-8.200 - Removal of cottage and construction of new 5 bedroom residence with new septic system and stormwater plan per LGPC project. **5 – Ayes, 0 – Nays. Carried.**

Rabideau – 142 Mount Hope Avenue - 150.27-2-13.000 - Construct a 30'x40' Garage For parking cars and tools

Mrs. Thompson stated that we received letters of support from two of Mr. Rabideau's neighbors for his garage project.

**Resolution #75-2026PZB** brought by Ben Leerkes, seconded by Doug McTyier to declare a Public Hearing is not necessary for this application from Rabideau – 142 Mount Hope Avenue - 150.27-2-13.000 - Construct a 30'x40' Garage For parking cars and tools. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #76-2026PZB** brought by Ben Leerkes, seconded by Doug McTyier to declare minimal environment impact on the EAF for the application from Rabideau – 142 Mount Hope Avenue - 150.27-2-13.000 - Construct a 30'x40' Garage For parking cars and tools. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #77-2026PZB** brought by Ben Leerkes, seconded by Mike Powers to declare a complete application for the Rabideau – 142 Mount Hope Avenue - 150.27-2-13.000 - Construct a 30'x40' Garage For parking cars and tools project. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #78-2026PZB** brought by Doug McTyier, seconded by Ben Leerkes to approve the complete application for the Rabideau – 142 Mount Hope Avenue - 150.27-2-13.000 - Construct a 30'x40' Garage For parking cars and tools project. **5 – Ayes, 0 – Nays. Carried.**

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Peterson - 110 The Portage – 150.51-6-20.000 Construction of a 1200 square foot garage  
(Dave Ross Construction is here on behalf of this project)

- Vacant land – combined with adjoining property
- 1200 square foot garage
- Gutters & Stone filled border for storm water dissipation/town system is available for storm water runoff

**Resolution #79-2026PZB** brought by Mike Powers, seconded by Ben Leerkes to declare no Public Hearing is needed for the Peterson -110 The Portage – 150.51-6-20.000 – Construction of a 1200 square foot garage application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #80-0206PZB** brought by Doug McTyier, seconded by Ben Leerkes to declare minimal environmental impact on the EAF for the Peterson -110 The Portage – 150.51-6-20.000 – Construction of a 1200 square foot garage application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #81-2026PZB** brought by Brian Ledger, seconded by Doug McTyier to declare a complete application for the Peterson -110 The Portage – 150.51-6-20.000 – Construction of a 1200 square foot garage project. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #82-2026PZB** brought by Ben Leerkes, seconded by Tom Jebb to approve the complete application for the Peterson -110 The Portage – 150.51-6-20.000 – Construction of a 1200 square foot garage project. **5 – Ayes, 0 – Nays. Carried.**

O'Connor – 174 Baldwin Road - 150.4-1-8.110 - Subdivision of 34.76 acres into two parcels – one will be 33.76 acres & the other 1 acre (Emma Ries and Jordyn Conway from Bartlett, Pontiff, Stewart & Rhodes Law firm are here on behalf of this project)

- Subdivision project
- Separating 1 parcel into two separate parcels
- One is for 1 acre to house the current residence (Hanley)
- One is for the remaining 33.76 acres
- Lots are both compliant with zoning laws
- No development is proposed – keeping as open space
- Will be submitting an APA inquiry – are agreeable to a conditional approval

**Resolution #83-2026PZB** brought by Ben Leerkes, seconded by Mike Powers to declare no public hearing is needed for the O'Connor – 174 Baldwin Road - 150.4-1-8.110 - Subdivision of 34.76 acres into two parcels – one will be 33.76 acres & the other 1 acre application. **5 – Ayes, 0 – Nays. Carried.**

The board discussed the APA permit – can be taken care of by Codes. The PZB does not need the APA permit to approve the project.

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**Resolution #84-2026PZB** brought by Doug McTyier, seconded by Ben Leerkes to declare minimal environmental impact with the EAF for the O'Connor – 174 Baldwin Road - 150.4-1-8.110 - Subdivision of 34.76 acres into two parcels – one will be 33.76 acres & the other 1 acre application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #85-2026PZB** brought by Doug McTyier, seconded by Tom Jebb to declare a complete application for the O'Connor – 174 Baldwin Road - 150.4-1-8.110 - Subdivision of 34.76 acres into two parcels – one will be 33.76 acres & the other 1 acre application. **5 – Ayes, 0 – Nays. Carried.**

**Resolution #86-2026PZB** brought by Mike Powers, seconded by Ben Leerkes to approve the complete application for the O'Connor – 174 Baldwin Road - 150.4-1-8.110 - Subdivision of 34.76 acres into two parcels – one will be 33.76 acres & the other 1 acre project. **5 – Ayes, 0 – Nays. Carried.**

Ticonderoga Village Joint Fire District – 60 Montcalm Street 150.43-5-5.002 - Demolition of existing station & Construction of a new 12,200 SF station and 3,400 sf garage (new parking lot, utilities, etc.) (Matt Napierala from Napierala Consulting Professional Engineers, P.C. speaking on behalf of The Fire Department)

Mr. Napierala thanked the board for the preliminary discussion held at last month's meeting. We have since made a complete application submittal to this month's meeting. He gave a brief discussion on the project. There was a question of converting the old grocery store, but it does not meet the requirements. They have provided a stormwater mitigation plan, SEQOR, Site Plans, all have been provided for review. This project went in front of public forum and a public referendum vote and was approved. We are now in design development phase for the project. There is a construction manager, there is a project architect and full architectural team which includes the mechanical, the plumbing, electrical engineers and he is the sites civil engineer and we will work together with Mr. Parent and Mr. Ross with the building committee to establish the building parameters and what we are doing with this project. It has been a concentrated effort. We discussed how we are going to do this, but to review; the existing building is going to come down before we build the new building. The first thing will be to build what we are calling a utility building; we are calling it that because of NYS building codes and the classification of that building itself. It will be a 3400 square foot building that will house temporarily the apparatus during the construction of the new building. It will be somewhat phased in but for the PZB meeting we are showing the entire development of the project so we are being transparent of what we want to happen. The restriction of this building is that it doesn't fit the ladder truck, so in a more temporary sense, we will build a temporary structure of essentially some containers and a hoop structure and a poly over the top that the ladder truck can be pulled into to have it out of the winter and the other elements for that year long construction project. This Site plan includes a complete grading plan with contours so you can see how the terrain will be dealt down Montcalm Street and across Schuyler Street. We will actually have a 20% reduction of impervious area, so we do not need to get into a huge mitigation set for the project. The building is actually quite a bit smaller than the old grocery building.

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Chairman McTyier asked if the reduction of runoff was during the temporary phase or the full project.

Mr. Napierala stated this is for the entire project. In the report (in the Codes Office) there is a drainage area map of the existing conditions and how that was analyzed.

Chairman McTyier inquired where it goes now.

Mr. Napierala stated that now there is an existing condition of a collection storm system that we are going to rebuild so it goes into a collection basin on Montcalm and another portion goes to Schuyler as well. In working with the local entities, Schuyler Street does have a combined sewer where Montcalm is independent so the storm water going to Montcalm will have a hydrodynamic separator for our water quality element, it separates the out the first flush pollutants and becomes an active chamber that will part of the operation and maintenance program that will need to be inspected on a 12 month or 6 month basis to make sure the water quality unit is actively producing. Based on what we are dealing with, with those two separate water sheds and the water separated both ways, that is the only storm water management practice that we will apply for this particular project. There are utilities that serve the existing station and we will be tying into those utilities working with public works as well as the electric company. We did talk about the timing; the goal is to get the utility building under construction and ready to go by the end of construction season this winter so the apparatus can be pulled in and the existing building can come down over the wintertime and start the new construction in the spring of 2027. That is the overall project. We are already pushing the time frame to get that utility building put together because there is some grading that we will have to do to get this building to set in here. Part of the conversation today, we have a bid package set to go out to bid for this phase so we can get bids in to get started. We will be 'Q' d up and ready to go as soon as we get the ok for the project.

Mr. Powers noted that the utility shed would be temporary storage, but it will be there forever.

Mr. Napierala agreed it will then become a storage area. We realize that with most fire departments that we work with, there is always a need for more storage. What we realized when we look at budgeting and how the program is coming together, if we had to take that apparatus and rent a facility for 12 months, it is cheaper to build this building. Maybe not cheaper but the budgeting would become for an additional use, we might as well get something out of this that we can utilize. The other thing that people need to be aware is that the fire station piece itself is under a code called essential facility code, what that really means is for any fire department that is built is considered top line, meaning if there is a natural disaster of any sort, this is the last building standing. When we build it, we have to look at earthquake loading, snow loading, any structural entity and this will be probably two times what you would have for a normal building. The old days of stick built fire stations does not exist, this is a federal building code, so this building, when we look at price per foot, we have to meet essential facility code. This utility building does not. This comes in at maybe \$225 a square foot and the fire department will come in at \$550 a square foot. The district went through a failed referendum just about a year and a half ago, part of that was because we were building too big of a building to meet the requirement

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and this became a budget concern and how we were able to take a pretty good chunk out of that budget. This works for the community and again, we understand that it is difficult to swallow that pill and say that is a big budget number, but it is because we need to meet that code and also need to get the equipment into a proper facility as well as all of the guys need significant training to do their jobs and their missions, you need the training facilities. There is nothing elaborate about this, we have a big fire bay and we have essentially, this section (on the draft board) will become offices, training and turnout gear rooms and gear washing room.

Chairman McTyier asked if our codes office will be inspecting this project, is it within the Town's realm and expertise?

Mr. Burrows stated, yes.

Chairman McTyier inquired about the referendum, what was voted for – this project or the amount.

Mr. Napierala stated that they voted on this plan, but more importantly, they voted on a dollar amount.

Chairman McTyier is trying to decide if a public hearing is warranted for this project.

Mr. Powers asked about this structure, 'last man standing' it is basically a hardened structure?

Mr. Napierala agreed, the foundation system is greater than you would normally have for earthquake loading, there are ways you can do a softer facade but it will be backed up with steel. This particular building will have a full CMU wall and a steel super structure for the roofing structure itself. There are ways you can do it, but at the same time you still have to meet all that criteria that he mentioned. He shared a draft drawing, but it is not for the record, it is still being worked on.

Mr. Leerkes asked about plantings and will the site be over all lower, you are talking about a lot of flat area.

Mr. Napierala stated it will be lawn and some plantings. A better explanation of the grade of the lot was discussed with the board.

The board again discussed holding a public hearing. Mr. Leerkes is leaning toward not holding a public hearing, especially with the time constraints. Mr. Ledger agreed, stating that the real controversy was the cost but that has passed the public referendum. There was no correspondence received by the clerk regarding this application.

**Resolution #87-2026PZB** brought by Doug McTyier, seconded by Tom Jebb to hold a Public Hearing regarding the Ticonderoga Village Joint Fire District – 60 Montcalm Street 150.43-5-5.002 - Demolition of existing station & Construction of a new 12,200 SF station and 3,400 sf

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garage (new parking lot, utilities, etc.) application on September 3, 2026, at 6:00 p.m. **4 – Ayes, 1 – Nay. Carried.**

Mr. Powers wanted to stress that the Public Hearing is strictly on the Site Plan, he is not opposed to the public hearing, but this must be 100% clear. The Public Hearing is on the Site Plan. He continued that there is a lot of data here and he does not believe that we can even declare this a complete application yet.

Mr. Napierala wanted to stress that if the board had any questions to please get them over to him so they can be ready with answers at the next meeting.

**Resolution #88-2026PZB** brought by Mike Powers, seconded by Doug McTyier to table the Ticonderoga Village Joint Fire District – 60 Montcalm Street 150.43-5-5.002 - Demolition of existing station & Construction of a new 12,200 SF station and 3,400 sf garage (new parking lot, utilities, etc.) application. **5 – Ayes, 0 – Nays. Carried.**

Ms. Messing wanted to ask a question about cost.

Chairman McTyier and Mr. Powers both explained that the cost of a project is not something that the Planning and Zoning Board entertains. They do not get into the budgeting process of a project that is not for them to review. She is welcome to ask, but there will be no response to it as it is not their territory.

Ms. Messing stated that the firehouse is going to be 12.9 and that separate building is going to be in the range of 700k. That is a lot of extra money, plus a truck being a million dollars, that raises it to 14 – 15 million dollars.

Other Business

**Resolution #89-2026PZB** brought by Ben Leerkes, seconded by Doug McTyier to accept the minutes from the July 2, 2026, Planning and Zoning Board meeting. **4 – Ayes, 0 – Nays, Mike Powers - Abstain. Carried.**

**Resolution #90-2026PZB** brought by Doug McTyier, seconded by Ben Leerkes to adjourn the meeting at 7:17 p.m. **5 – Ayes, 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk