

Town of Ledyard Planning Board

1099 Poplar Ridge Rd.

Aurora, NY 13026

May 31st, 2023

A Special Planning Board Meeting was held at the Ledyard Town Hall on the 31st day of May 2023, at 7:00pm.

Chairman Ross called the meeting to order at 6:58 pm.

Board Members Present Debbie Ross, Chair
 Theon Parseghian, Member
 Scott Heinekamp, Member
 Eric Littlejohn, Member

Absent Mark Bailey, Member

Other Bill Tutton
 Corey Guerrette of The Inns of Aurora
 Jodi Bennett of The Inns of Aurora
 Sue Edinger of The Inns of Aurora

The Inns of Aurora: review of the requested material for the GML239 review for the Bush farmhouse restoration.

The new addition was shifted slightly to the west approximately 8' to make the farmhouse stand out more than the addition. They also decreased the height of the addition from 33' to 28'.

Their drainage plan includes moving the parking area to the east side of the driveway. They plan on having a 24' driveway - 20' wide with 2' shoulders or 18' with 3' shoulders. The driveway material will be asphalt or a grass pave solution, but has yet to be determined. The Inns of Aurora will plan for a full SWPPP due to the disturbance of more than 1 acre of land. The drainage, fire and traffic analysis were all written by Inns of Aurora Engineer.

Updates to the Environmental Assessment form include; Section 17 updated the description for the stormwater management, Section 20 clarifications to add that there was an oil leak at the facility previously and they are working with the DEC currently on this, just in case they run into any while digging.

The planning board will review the short form SEQR at the June 14th meeting.

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A motion was made to send the project for GML239 review on June 15th & vote

Motion Made By: Ross

Seconded By: Parseghian

Ayes: Ross, Parseghian, Heinekamp, Littlejohn

Nays:

Abstain:

APPROVED

Old Business:

Aurora Golf LLC

The Planning Board received a special permit application from Aurora Golf LLC listing Wells College as the owner, but they did not provide documentation giving Aurora Golf LLC authority to construct the driveway. However, in the Wells College Athletic Field special permit, the first condition stated that there is to be no driveway to Fry Road. Wells College would need to come to the Planning Board and request to amend this special permit before we could consider Aurora Golf LLC's request.

New Business:

Next Meeting will be held June 14th, 2023

ADJOURN

A motion was made to adjourn at 7:45 pm

Motion Made By: Parseghian

Seconded By: Littlejohn

Ayes: Ross, Parseghian, Heinekamp, Littlejohn

Nays:

Abstain:

APPROVED

Respectfully submitted,

Leah Hooper, Secretary