

Town of Ledyard Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13026
May 10th, 2023

A regular Planning Board Meeting was held at the Ledyard Town Hall on the 10th day of May 2023, at 6:55pm.

Chairman Ross called the meeting to order at 6:59 pm.

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

Absent

Other Bill Tutton
Corey Guerrette of The Inns of Aurora
Jodi Bennett of The Inns of Aurora
Sue Edinger of The Inns of Aurora
Eric Zidarich of Hart Howerton
Teddy Mccarthy of Hart Howerton
Rudy Zona Civil Engineer for the Inns of Aurora

Inns of Aurora Farmhouse-Site Plan Review: Corey Guerrette

Consistent with the spa, the building site plan includes an U shaped entry, 16 total parking spaces for the sole use of the overnight guests, 13 located along a linear area and 3 others around the loop.

Potentially 5 - 6 guest rooms, 3 oriented toward the lake and 3 oriented toward the spa connected by conditioned hallways. There is a plan to have a fire pit and terrace toward the lake and one on the adjacent side.

Proposed elevations:

Existing Farmhouse Building height elevation of 41ft. Everything adjacent to this will have a ridge height of 33 feet high.

The distance of the Proposed addition from the Blacksmith shop is 20ft.

The 2nd story of the 1 story addition will be used for mechanicals and they wanted to maintain the gable form, no habitable space.

The front driveway will be a one-way driveway. The Front driveway width still needs to be determined. A full Auto Turn as of yet has not been performed, but will in the

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future to ensure they will have the size of turn radii that is needed for fire apparatuses. May have to structure the lawn or have other strategies in place if needed. The county DOT performed measurements and there is no issue of driveway locations. The county DOT recommended they use a maximum culvert size of 50. There is some concern when it comes to accessing the back of the structure in the case of an emergency. Sprinklers will be installed, but the location of the fire pump that will be used is still to be determined. Fire pump at the spa may be used, if accessible.

The proposed pumphouse would replace the hotbox, from the spa and move, using existing water lines. It will be around 20 x 30 in size. They have an out of district agreement with the Village of Aurora for their sewer and water.

The Inns of Aurora will still need to provide how they will drain the swampy area, the parking areas and driveways. There are still a lot of unknowns that will need to be addressed. A grading plan is an expectation for GML 239.

Review of the Short Environmental Assessment Form that was brought to the meeting. 7 acres, disturbed acreage 1 +/-, traffic should remain the same, still need grading plan, water & sewer plans and parking area plans.

Old Business:

New Business:

There will possibly be a special meeting held May 31st, 2023 depending upon if the Inns of Aurora can get the missing information on the site plan ready for the GML 239 on June 6th for a June 15th review.

The business owners of Aurora Golf LLC would like to inquire about the procedure, if any, is required for Aurora Golf LLC to build an access road off of Fry Road down to the golf course. The Town of Ledyard has no commercial zoning, everyone must come to the planning board and apply for a special permit.

The business owners for Aurora Golf LLC were instructed to meet with Brian Hicks, the code enforcement officer for the Town of Ledyard to discuss how to move forward.

Aurora Golf LLC is leasing the golf course with a 10-year option to buy the property. The proposed road is not part of the golf course and Wells College owns the property. The Wells College president will write a letter to give the owners of Aurora Golf LLC the blessing to move forward with the access road.

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Will the driveway have a connection to the ball fields? When the ballfields were constructed, they were told that the ballfield wasn't supposed to have access to the farm road. It will be gated, the intent of the road is to make a safer access for the golfers. When they buy it, it will eventually be on the tax rolls. The highway superintendent suggested they build the road as a 5-ton road, so buses cannot access it. Will need the letter from Wells college, the special permit form, and a map of the plan. They may or may not have to do a GML 239 because it is coming out onto a town road and it is not near a lake, but will have to have a public hearing. A sketch plan and site plan will be needed, as well as how many cars can be expected on the road. A special permit from the ball field project specifies that no driveway, pedestrian access or other access shall be constructed or used between Fry Road and the project or Dublin Hill Road and the project. If you construct a road, you must block off all ball field access. The people that live on Fry Road have some concerns with the access. There was a discussion regarding the MOU that is in place that prohibits the building of any kind of access from Fry Road to the Wells College Ball Field.

MINUTES

Minutes from April 12th, 2023 Planning Board meeting.
A motion was made to accept the minutes with corrections.

Motion Made By: Heinekamp
Seconded By: Parseghian
Ayes: Ross, Parseghian, Heinekamp, Littlejohn
Nays:
Abstain: Bailey

APPROVED

ADJOURN

A motion was made to adjourn at 8:16pm
Motion Made By: Ross
Seconded By: Bailey
Ayes: Ross, Parseghian, Heinekamp, Littlejohn
Nays:
Abstain:

APPROVED

Respectfully submitted,

Leah Hooper, Secretary