

## **Town of Ledyard Planning Board**

1099 Poplar Ridge Rd

Aurora, NY 13026

June 11, 2025

A regular Planning Board Meeting was held at the Ledyard Town Hall on the 11<sup>th</sup> day of June  
2025 at 7 pm

Chair Ross called the meeting to order 7:05 pm

Present: Deborah Ross, Chair

Mark Bailey, Member

Theon Parseghian, Member

Scott Heinekamp, Member

Eric Littlejohn, Member

Absent: April Ford, Recording secretary

Others: Tim Buhl  
Bill Tutton

### **Lake Woods Subdivision – George Slocum: Update**

On June 6 2022 the Ledyard Planning Board gave this subdivision project a special permit (#2022-01) with several conditions, one of which was "Project required Cayuga County Health Department (CCHD) approval of the subdivision for potable water and septic systems". However, this condition has proven difficult. On March 7, 2025 CCDH recommended that they formally do not create a realty subdivision under the NYSDOH law but sell the lots individually over a longer period. Lot sales will have to be limited to no more than 4 lots within a 3 year period. Any lots 5 acres or more do not count in this restitution.

Potential buyers wanted to combine some of the lots to obtain larger ones. Consequently, lots 1,2 and 3 became about 20' wider with no change in depth. Former lots 13 & 14 became a new 5-acre lot #4 along with 4A & 4B for lake access. Former lot 4 became lot 5, also 20' wider, old lots 5 & 6 became lot 6 and old lots 10, 11 and 12 became lot 10. Lots 7, 8 and 9 did not change. Project now has 10 generally larger lots instead of the original 14. The proposed access road will be installed over the summer and the stormwater management facilities will also be installed on a phased basis as the road is constructed and lots are sold and developed.

Chairman Ross consulted with Evan Tuthill, Senior Planner with CCPB, who confirmed the Ledyard Planning Board's job was done since the subdivision was following Health Department **guidelines.**

The Planning Board thanked Tim for sharing the update.

### **Minutes**

The minutes from March 12, 2025 meeting were approved with corrections.

Motion made by: Heinekamp

Seconded by: Littlejohn

Ayes: Littlejohn, Parseghian, Heinekamp, Ross

Abstain: Bailey

APPROVED

## HEADER

### **Old/New Business**

No word on new transmission and access easements at Dog Corners Solar NY LLC, the new name of SunEast Dog Corners Solar LLC, effective February 9, 2024.

### **Adjourn**

Motion made to adjourn at 7:35 pm

Motion made by: Bailey

Seconded by: Littlejohn

Ayes: Bailey, Littlejohn, Parseghian, Heinekamp, Ross

APPROVED

Respectively submitted,

Deborah Ross  
Chair