

Ledyard Planning Board minutes  
1099 Poplar Ridge Rd  
Aurora, NY 13026  
March 11, 2026

A regular Planning Board meeting was held at the Ledyard Town Hall on the 11<sup>th</sup> day of March 2026. Chair Ross called the meeting to order at 6:57 pm.

Present: Deborah Ross, Chair  
Eric Littlejohn, Member  
Mark Bailey, Member  
Scott Heinekamp, Member  
Theon Parseghian, Member, arrived at 7:03 pm (fire call)

Absent:

Others present: Sheldon Knight, PM for Solv Energy (CS Energy), 848-392-3440; Telvin Haines, APM Solv Energy; Jeffrey Siergie, landscaper, JS Solutions, 774-578-0854; Virgil Farlow; Shirley Egan

**Dog Corners Solar Project** – Blue Spruce substitution

The landscaper, Jeffrey Siergie, explained that blue spruce are susceptible to needlecase. His company planted 75 in a solar project in RI. After 5 years, only 20 remained so he wants to be proactive from the start. Most failures occur within 2 years. If trees survive 5 years, they are permanent. Four replacements for the blue spruce were offered in the proposal and ranked in order of what he'd like to use: Eastern red cedar, Eastern white pine, White spruce and Black spruce. Discussion followed.

Motion made to replace blue spruce with Eastern Red Cedar (*Juniperus virginiana*).

Motion made by: Bailey  
Seconded by: Heinekamp  
Ayes: Bailey, Heinekamp, Parseghian, Littlejohn, Ross  
Absent:  
Abstain:  
APPROVED

The company plans to finish this summer with interconnection phase to substation by mid-September.

**Minutes**

The minutes of October 8, 2025 meeting were approved.

Motion made by: Bailey  
Seconded by: Heinekamp  
Ayes: Bailey, Heinekamp, Ross  
Absent:  
Abstain: Parseghian, Littlejohn  
APPROVED

The minutes of February 11, 2026 meeting were approved.

Motion made by: Parseghian  
Seconded by: Bailey  
Ayes: Bailey, Parseghian, Littlejohn, Ross  
Absent:  
Abstain: Heinekamp  
APPROVED

**Short-term rentals (STR)**

Resident Virgil Farlow who had shared his thoughts/concerns on the proposed STR regulations with Chair Ross was in attendance. His question – what problem trying to solve? Answer: in PURPOSE – 1 through 4. Discussion followed. Sections of proposed STR regulations were edited. Chair Ross will draft the update and email to members.

**No Old/New Business**

**Adjourn**

Motion made to adjourn at 8:35 pm

Motion made by: Parseghian

Seconded by: Bailey

Ayes: Littlejohn, Parseghian, Bailey, Heinekamp, Ross

Absent:

APPROVED

Respectively submitted,

Deborah Ross, Chair