

Town of Ledyard Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13026

A regular Planning Board Meeting was held at the Ledyard Town Hall on September 8, 2021, at 7 pm.

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

Board Members Present Debbie Ross, Chair
 Mark Bailey, Member
 Eric Littlejohn, Member

Absent: Theon Parseghian, Member
 Claire Morehouse, Member

MINUTES

Minutes were read from the July 2021 Planning Board meeting. A motion was made by member, Eric Littlejohn to accept the minutes as written. Member, Mark Bailey seconded that motion.

Ayes 3 Ross, Bailey, Littlejohn

Nays 0

PASSED

VILLAGE COMPREHENSIVE PLAN / SURVEY

Member, Mark Bailey attended the Village of Aurora's workshop regarding the comprehensive plan survey. Bailey stated that the Village of Aurora paid to have a survey company do research for the village. Bailey stated that it is hard to have a village when no one lives in that village. The Village of Aurora has more seasonal residents than full time residents along with ageing population. Many of the homes bought, are used as VRBO (Vacation Rental By Owner). Bailey also stated that the company had maps of the different roads and different things in the village which included post-it notes stickers to include comments and notes from the residents.

Chairman Ross read an article she had seen in the chronicle from Glens Falls, "Air B&B sure makes it hard to love thy neighbor." It stated that a family sought out a home after 6 years on a private dead end road that only had 2 other neighbors to keep their children safe from strangers. The one house turned into an Air B&B after 6 years. It was shortly after that, the residents did not feel comfortable with their children outside without adult supervision for safety reasons due to the disturbance of the guest at the Air B&B including list of inappropriate behaviors and fawl language.

5G ROLLOUT

Chairwoman Debbie Ross received a letter Campanelli & Associates regarding to the "5G Rollout". Setbacks from property lines need to be maintained and the fence and/or protective barrier needs to be a part of the structure and needs to comply with setback regulations.

EXISTING Article II Section 1 C

5. Telecommunications Towers

For the purposes of this Law a telecommunications tower is a structure on which one or more transmitting and/or receiving antennae are located, for commercial use. When a special permit allowing a telecommunication tower is being considered, a Visual Environmental Assessment form (Visual EAF 6 NYCRR at 617) shall be done by the Planning Board, even if a Full Environmental Assessment Form is not done. At all times, shared use of existing towers or structures shall be preferred to the construction of new towers. Where such shared use is

Town of Ledyard Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13026

unavailable, location of antennae on pre-existing structures shall be considered. When arriving at a decision about an application for a telecommunications tower, the Planning Board shall consider the following things:

- a. Need for the tower (consider shared use, existing structures, repeaters) (Radiation plots may be required.);
- b. Availability of other sites;
- c. Visibility;
- d. Landscaping, tower colors, and limited lighting, all for the purpose of minimizing visual impact;
- e. Height;
- f. Possibility of requiring greater than usual setbacks in order to minimize the danger to adjoining property from falling ice or debris from tower failure; and
- g. Documentation of adequacy of structural design to withstand foreseeable loadings.

No advertising sign may be placed upon the tower or elsewhere on the premises. Within six months of the discontinuance of use of any telecommunications tower, the owner, whether the applicant or its successor, shall remove the tower and any associated structures and substantially restore the site to its former condition. The Planning Board may require an applicant to post a bond or cash in a sum sufficient to secure the removal of the telecommunications tower, equipment and/or associated structures. This time limit may be extended by request for and granting of permission by the Planning Board after a public hearing.

PROPOSED: replacing f. above with

- f. Setbacks: Distance from any adjacent property structure shall be at least three (3) times height of tower; and

AURORA MEADOWS PROJECT

Chairwoman Ross read an email from Bill Krause stating that the project will not go on. The 2 water samples that were done and only produced 6 gallons per min. and the perc test failed.

FARMLAND PROTECTION ACT

Town Clerk, Bailey attended a Republican Committee. Chris from Senator Helmings office informed her of a Farmland Protection Act. This information was sent to board members. If you receive Federal Funding, you need to go through this. Chairman Ross will send the slide show to members.

CANNABIS

The local law needs to be established by the end of year if the Town wants to opt out.

ARTICLE 78 / Resident, Joe Signs

Residents Joe Signs has a shed violation that is within the towns roadway setback. The judge has heard this case twice and returned to ZBA.

Bailey asked why there is a problem because this road is not maintained by the town.

Bailey asked about the shed being portable and told it was on wheels.

The shed is on the property line violating the setbacks. Everything done on the property has been done without a permit. Association should be responsible for maintaining the road width for fire and safety.

ZONING CHANGE

Article VI Section 4 – Restoration

Existing: A non-conforming structure may be restored or repaired; or within a period of one year after its destruction, demolition, or removal, it may be replaced to the extent of prior non-conformity.

Town of Ledyard Planning Board
1099 Poplar Ridge Rd.
Aurora, NY 13026

Proposed:

A non-conforming Structure may be restored or repaired or within a period of one year after its destruction, demolition, or removal. The replacement of a non-conforming structure shall be made compliant.

November 10, 2021 will be the next meeting

Adjourn

Motion to Adjourn at 7:55 pm made by Mark Bailey
Seconded by Eric Littlejohn

Aye	3	Littlejohn, Ross, Bailey
Nay	0	
Absent	2	Morehouse, Parseghian

Respectfully Submitted,
Jamie Bailey