

Town of Ledyard Planning Board Minutes  
1099 Poplar Ridge Road, Aurora, NY 13026  
May 8, 2019

Members Present:

Deborah Ross, Chairman  
Mark Bailey, Member  
Paul Simkin, Member  
Eric Littlejohn, Member

Start Time: 7:05 pm

Chairman Ross opened public hearing for Aurora Ale & Lager Brewery and Tasting Room.

Questions asked and discussed:

- Proposed drilled well: in the Town of Ledyard, a well must be 50' from property line, not 20' as on the site plan.
- Location of compost pile was not on site plan: NYSDEC Solid Waste Management, Part 360, states a compost pile shall be at least 25' from property line. Brewery thought it would be located near garden on south side of property, approximately same distance from property line as septic (50').

Motion made by Mark to close public hearing, seconded by Paul. Vote: All AYE  
Public hearing was closed at 7:25 pm.

Complete Part 2 of SEQR. Discussed comment from GML239 review on use of geotextile or other grass pave material for parking lot in place of gravel to reduce potential runoff toward existing structures. Brewery is looking into best option. The location and setback of compost pile plus change of required setback of 50' instead of 20' for well were discussed at public hearing.

MOTION: Mark made motion to approve SEQR and issue a negative declaration for the Unlisted action at Aurora Ale & Lager Brewery and Tasting Room. Eric seconded. Vote: All AYE

DOT needs copy of completed SEQR

Special permit: Went through items required for special permit at April 3, 2019 meeting.

MOTION: Mark made motion to approve special permit for Aurora Ale & Lager Brewery and Tasting Room with setback of 50' for well and 25' setback for compost pile. Eric seconded. Vote: All AYE

Planning Board discussed town solar zoning. Mark and Debbie will research how other communities have limited the amount of agricultural land that can go into solar farms: limit it as a percentage of total? If Town doesn't adopt a PILOT, large scale solar development will be limited due to tax expense.

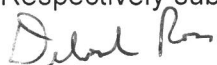
Discussed letter received from Jim Orman in support of Brewery.

Mark updated the board on the letter the Town received from RZ Engineering, Inns of Aurora Spa engineer, stating the Village needed a letter from Town and/or Fire Department acknowledging a pumper truck would have to be attached to the hydrant to have sufficient water pressure during a fire. Mark will assist the current fire chief in the matter and keep the Town informed.

Next meeting: July 10, 2019 at 7 pm.

Motion made by Paul to adjourn at 8:10 pm.

Respectively submitted,



Deborah Ross  
Chairman