

Town of Ledyard Planning Board
October 18, 2018
Town of Ledyard Town Hall, 1099 Poplar Ridge Rd, Aurora, NY 13026

Reconvened 10/17/18 meeting at 7:40 pm by Chairman, Debbie Ross.

Present: Debbie Ross, Mark Bailey, Eric Littlejohn, Claire Morehouse, Paul Simkin, Mark Jordan, Sue Edinger, Ted Kinder, Pat Bianconi, Wendy Marsh, Matt Leach, David Shafer, Donna Goddard, Virgil Farlow and Bill Tutton

Ted: Sue, Rudy and Ted met with neighbor, Donna Goddard at 650 Sherwood Rd. Discussed ways to handle water running across her lawn and buffer her view of Spa roof. Will come up with a mutual agreement that won't solve one problem and create another.

Pat read 10/16/18 letter from Bonnie Bennett, mayor of Village of Aurora, which wasn't read at Public Hearing but Rudy did address the concerns raised with drainage area 2.

Ted responded: Although the Inns have satisfied the SWPPP by maintaining or decreasing the water flow from the 3 proposed drainage areas, the Inns will examine Drainage Area 2 (DA-2) to see if for a minimal cost a redesign will increase drainage capacity and yield a bigger insurance policy for properties, including the Inns, on LaFayette St.

In determining the significance of impacts on the environment, Debbie read "the concept of reasonableness" from the SEQR Handbook (3rd edition, DEC, pg 5, 2010): "If a potential impact is too speculative, it should not be addressed. The agency's responsibility is to deal with impacts that are reasonably foreseeable."

The updated Part 1, dated 10/2, contained a few typos which we, the Board, went over on 10/10 and gave to Wendy on 10/17, who fixed them. We went through Seqr Part 2 at our meeting with Wendy Marsh, Inns's lawyer, on 9/5, but will briefly review. For those impacts marked – YES, the additional questions were all marked 'No, or small impact may occur'. Discussion followed on how a potential adverse environmental impact had been mitigated.

Part 2: Identification of potential project impacts

1. Impacts on land – YES; but all marked no, or small impact may occur; water table is 2.5', addressed in SWPPP (RZ Engineering)
2. Impact on geological features - NO
3. Surface water – YES. c. 146 cu ft but all will be used onsite – no, or small. Wetland disturbance - "The Applicant is submitting the appropriate permit applications for all wetland disturbance to be in compliance with all state and federal regulations under a section 404 general permit from the USACE. The project will meet the requirements set by the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity."
4. Groundwater – NO
5. Flooding – NO
6. Air – NO
7. Animals, plants – NO
8. Agricultural resources - NO
9. Aesthetic resources - NO
10. Historic and archeological resource: YES, but all no, or small. The Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) stated the proposed project would have "No Adverse Impact upon historic resources".
11. Open space and recreation: NO

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12. Critical environmental Areas: NO
13. Transportation: YES, but all a-e no, or small. Traffic assessment report prepared: "This minor increase in traffic will have no adverse impacts on traffic operations within area' but did 'recommend a Driveway plaque be installed on Sherwood Rd westbound approaching the employee/service driveway". Driveway warning signs will be installed for both entrances.
14. Energy: YES, all no, or small; c Licensed electrical engineer did calculation and estimated 400 kW (pg 7 of Part 1) during peak use
15. Impact on Noise, Odor and Light: YES. In agricultural residential area. Presently agricultural use only so Spa will bring an increase in noise and light to area. Noise: no fireworks as no outdoor activities other than walkers on trails. Odor: None. Lighting: "The exterior and landscape lighting has been purposefully kept to low light levels, with almost all of the light fixtures aimed down towards the ground plane."
16. Human health - NO
17. Community plans – YES. no, or small; Use other than what we're use to but ag surrounds it. c – local zoning regulations: will require variance from Town Zoning Board of Appeals for building height; d - Passed county 239 review with no changes
18. Community character – NO; Keep harmony between Spa and rural region

Motion made by Paul to issue a negative declaration for the SEQR for the Inns Spa project; seconded by Mark. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Vote: ALL aye

SEQR done

Moved on to site plan review. Went through site plan review as outlined in Article III of Zoning Code. As went through Matt showed on map

Asphalt for driveway; geo-support system parking areas

No major trucking of dirt, etc onto or off of property.

Details of signage, walk surfaces, walls, fences around utilities, grass on top of where propane tanks are located underground; fire hydrants

Sewage Agreement with Village. Sanitary man-hole at corner of property which will connect into Village of Aurora sewage system.

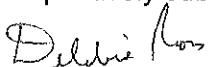
Water Agreement with Village.

Motion made by Mark: Move to approve Inns Special Permit for Spa with condition they obtain a height variance for proposed building from the Town of Ledyard Zoning Board of Appeals and come to mutual agreement with neighbor at 650 Sherwood Rd to decrease water flow from their property onto this one and add extra buffering of the Spa building; seconded by Claire. Vote: ALL aye

Motion made by Claire to adjourn at 9:23. Paul 2nd

Minutes were written up by Debbie Ross from notes taken by Mark Jordan.

Respectively submitted,



Debbie Ross, Chairman, Town of Ledyard Planning Board