

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 November 10, 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
 Theon Parseghian, Member
 Claire Morehouse, Member

Absent:

Guest 4

Ingleside Farms - Lake Woods Subdivision

George Slocum, Owner of Ingleside Farm; Brian Fitzgerald, co-owner; Tim Buhl, Engineer (on call) were in attendance with a Special Permit Application for the Town of Ledyard Planning Board for a 14-lot Lake Woods Residential Subdivision. Agricultural Residential subdivision needs to be a SDD but not for the Lakeshore Residential District. This project is wooded lots on top of "Chris's Hill" along with lakeshore lots. Each lot will be big enough to do well and septic. More than 5 acres requires storm runoff etc. A 14 million tax base is projected. This does comply with the towns zoning laws except for 2 lots which are for the access road. Each lot also has a small footprint for septic system and well. Mr. Slocum stated they may build houses along with lot sales. Road will be public for only residents of the subdivision. This will not be a town rd. Planning Board Chair, Ross will require a SEQR. After Chairman Ross reviews the plans, she will forward on to Supervisor Jordan for board review. It is over 10 units therefore it is considered a type 1 SEQR action and this project will need to develop a Special District per the County Planning Board. The town board will need to develop a Special District and then have it returned to the planning board. Chairman Ross explained that they needed to get the Storm Water Prevention Plan then it will have to go to the county planning for the GML 239.

Motion

A motion was made to forward project onto the Town Board for a Special Development District Approval

Motion Made By: Claire Morehouse

Seconded By: Mark Bailey

Ayes: Morehouse, Bailey, Littlejohn, Parseghian, Ross

Nays:

PASSED

Chairman Bailey did express his concern for the fire protection and ambulance service and this project adding to the burden of additional homes in a volunteer fire district.

Indoor Shooting Range

Resident Mark Wilmot addressed the planning board regarding plans to build an indoor shooting range. Wilmot's plan is to provide safety classes to community members and training for local law enforcement agencies. Mr. Wilmot is a 30yr retired Navy Seal Combat Veteran. Wilmot does have his ATF license. This will be Phased Approach. Primary building will be a 48x48 timber framed retail space that is currently in his home along with a class/multipurpose room. Phase 2 would consist of 4 lane, 100 meter riffle range/50 caliber. Phase 3 would be 50 yard range and Phase 4 would be a 25 yard range. This project would go west to east on the property. The driveway/parking space will be off from Levanna Rd. Hepa filters will be used along with ballistic rubber and steel. A portion of this riffle range will be built into the ground. The sound would not be any loader than a revving car. Wilmot would like to begin prepping the ground and perc test. Did speak to the surrounding neighbors and they did approve. Anticipates a scheduled contract with several surrounding law enforcement agencies. Wants to hire local individuals. Will be community minded as well. Chairman Ross explained that to Planning Board will need a stamped architecture drawing, GML 239, and then a public hearing will need to be held.

Motion

A motion was made for Mr. Wilmot to proceed with getting the engineer drawing from his presentation

Motion Made By: Mark Bailey

Seconded By: Debbie Ross

Ayes: Morehouse, Bailey, Littlejohn, Parseghian, Ross

Nays:

PASSED

MINUTES

Minutes were read from the September 8, 2021 Planning Board meeting. A motion was made to accept the minutes.

Motion Made By: Debbie Ross

Seconded By: Mark Bailey

Ayes: Bailey, Littlejohn, Ross

Nays:

Abstain: Parseghian, Morehouse

PASSED

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ZONING LAW REVISED

Chairman Ross did speak to the CCPB in regard to the cell tower height being a distance of 1 and ½ times its height.

Hot Button Land Use training is encouraged for all members to take per chairman Ross.

Claire Morehouse has decided to step down at the end of her term as planning board member.

Chairman Debbie Ross was selected to continue as chairman.

ADJOURNMENT

Motion made to adjourn at 8:37pm

Motion Made By: Mark Bailey

Seconded By: Eric Littlejohn

Ayes: Bailey, Littlejohn, Ross, Parseghian, Morehouse

Nays:

PASSED