

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 the 8th day of March 2023, at 7:00 pm.

Chairman Ross called the meeting to order at 7:00 pm.

Board Members Present Debbie Ross, Chair
Theon Parseghian, Member
Scott Heinekamp, Member
Eric Littlejohn, Member
Mark Bailey, Member

Absent

Other

Bill Tutton
Corey Guerrette of The Inns of Aurora
David Wilcox Citizen

MINUTES

Minutes from February 8th, 2023 Planning Board meeting.

A motion was made to accept the minutes with corrections.

Motion Made By: Parseghian
Seconded By: Littlejohn
Ayes: Ross, Parseghian, Heinekamp, Littlejohn
Nays:
Abstain:

APPROVED

Inns of Aurora need to add 5 additional rooms to make it profitable. An innkeeper is needed for the property and for this reason there is a need for additional rooms to offset the cost of the innkeeper, as well as the cost of construction to maintain the historical look of the property. The Inns of Aurora should have a concept for review within the next 2 months. They are looking to build a 3500 square foot addition, which would include 5 additional rooms that would be around 500 sq. ft. each. The goal is to go as small as possible. They will be just rooms, not an event center. It could be whole rental, or transient rental with the same concept as Rowland House. The possible addition options are: a wing on the back of the farm house or an accessory structure on the east or west side. They plan to hide the parking in the tree line and will add 10-12 parking spots. The Inns of Aurora were reminded that the location of the farm house is in an ag district and weddings or large scale events are not approved for this site.

Old Business:

Discussion on why we need littoral rights along Cayuga Lake in our zoning. Items needed for littoral rights along Cayuga Lake in town zoning: Mean high water mark - 383.5', Mean low water mark - 381.4'

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Littoral boundaries only go out as far as structures (docks, boat hoists, etc.) or until boat floats (Nav Law 32).

Littoral boundaries only deal with access to navigable water and not ownership, NYS owns Cayuga Lake and the boundary starts at the low water mark.

A motion was made to determine littoral boundaries in the Town of Ledyard Zoning law using either the Colonial Method or Practical Location Method(9 NYCRR 274) to be fair and equitable to all parties. Applicants must have signed approval from all adjacent landowners before submitting a building permit application for all structures in the water within the 10 ft. setback.

Motion Made By: Bailey
Seconded By: Heinekamp
Ayes: Ross, Parseghian, Heinekamp, Littlejohn, Bailey
Nays:
Abstain:
APPROVED

New Business:

A motion was made to amend Article II Section 2 D:6. "Regardless of size, in the lakeshore district all construction or replacement of sheds, buildings, docks, or boat hoists must apply for a building permit from Code Enforcement Officer.

Motion Made By: Heinekamp
Seconded By: Bailey
Ayes: Ross, Parseghian, Heinekamp, Littlejohn, Bailey
Nays:
Abstain:
APPROVED

Next Meeting April 12th, 2023

ADJOURN

A motion was made to adjourn at 8:14pm

Motion Made By: Bailey
Seconded By: Parseghian
Ayes: Ross, Parseghian, Heinekamp, Littlejohn, Bailey
Nays:
Abstain:
APPROVED

Respectfully submitted,
Leah Hooper, Secretary