

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
PLANNING BOARD MINUTES
July 7, 2021

MEMBERS PRESENT:

Tom Fenton (Chairman)
Thomas Kline
Tim Elliott (Asst, Chairman)
Richard Fisher
Kathy Blackburn

Others Present

John Ivison- Helena Agri Enterprises
Jason Armbrewster- Helena Agri Enterprises
Michael Furness- Helena Agri Enterprises
Derek Martin- Living Waters America
Marcus Miller- Living Waters America
Kirk Nice
Gary Houseman
Linda Houseman
Greg Heitzenrater
Dan Wolfe- Code Enforcement

CALL TO ORDER:

Chairman Fenton opened the meeting with Pledge of Allegiance at 7:01 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the July 7, 2021 Agenda. Motion was made by Kathy Blackburn to accept the meeting agenda; second by Tim Elliott. All were in favor and the motion was carried.

APPROVAL OF THE MINUTES:

Chairman Fenton called for the approval of minutes for the June 2, 2021 meeting. Motion was made by Richard Fisher to accept the minutes as written; second by Tom Kline. All were in favor and the motion was carried.

COMMUNICATIONS:

Chairman Fenton shared an article from the Orleans Hub in regard to the state approving the first 2 large scale renewable energy projects through ORES. He also shared a tree company that is willing to work with companies looking to purchase trees and shrubs for upcoming projects in the town.

OLD BUSINESS:

Special Use Permit- Medina Solar Project. Two sites- 11074 and 11202 Ridge Road. MRB and C&S still have met the special conditions of the approval done in February 2021. The building permits can be

issued. The town engineer, highway superintendent, code enforcement officer and planning board chair need to sign the two copies of the placard.

NEW BUSINESS:

A public hearing for the Site Plan Review for Living Waters America, LLC-3161 Fruit Ave- proposing a 11,200 sq ft 80' x 140' warehouse addition to back of the existing building was opened at 7:04pm. They are expanding their business to be wholesale distributors. Items are trucked in, repackaged and shipped back out. The site plans were available for the community to see. There were two representatives from Living Waters America present as well as two neighbors. The planning board had received recommendations from the Orleans County Planning Board. After closing the public hearing, Chairman Fenton asked for a motion to accept the Site Plan Review with the following stipulations. 1-All Tractor Trailers/ delivery trucks must pull into the site. They cannot back in off of Fruit Avenue. 2-Emergency Management Office must come and inspect fire lane per County recommendation letter. 3-Follow County Planning Board Recommendations pertaining to the parking area out front. Kathy Blackburn made the motion to approve with a second by Richard Fisher. All were in favor and the motion was carried.

Helena Agri Enterprises Site Plan Review Application for the installation of a 5000 ton, 32' tall storage tank. John Ivison, Jason Armbruster and Michael Furness of Helena Agri Enterprises presented the plan and answered questions from the planning board. Specific concerns were in regard to the flammability of the fertilizer kept in the tank and durability of the tank IE vandalism. The planning board was assured that the chemical was not flammable and it was a liquid fertilizer that was meant to be put in the ground. They stated the tank was double-walled (tank in side of tank) and basically would be like an armored vehicle in terms of construction. Chairman Fenton called for a resolution to send the project to the county planning board for approval.

RESOLUTION 6: 7-07-2021

**RESOLUTION CALLING FOR A
REFERRAL OF HELENA AGRI
ENTERPRISES SITE PLAN REVIEW TO
THE COUNTY PLANNING BOARD**

WHEREAS, the Planning Board is considering a site plan for Helena Agri Enterprises for the installation of a 5000 ton, 32' tall storage tank; and receive input from the County Planning Board,

NOW, THEREFORE, BE IT RESOLVED,

1. The Project application shall be referred to the County Planning Board.
2. This Resolution shall be effective immediately

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 7th of July, 2021

Offered by Richard Fisher who moved its adoption.
Seconded by Kathy Blackburn.

Adopted: 5 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Richard Fisher, Tim Elliott)
0 Nays

Site Plan Review and Special Use Permit for Gregory Heitzenrater- for a Farm Pond located at 2929 Countyline Road, Middleport. The board reviewed the application. Chairman Fenton called for a resolution to set a public hearing for the Heitzenrater project to be held 8/4/2021 at 7:05p and refer the project to the County Planning Board

RESOLUTION 7: 7-7-2021

RESOLUTION CALLING FOR A PUBLIC HEARING ON THE HEITZENRATOR FARM POND SPECIAL USE PERMIT AND SITE PLAN REVIEW APPLICATION -2929 COUNTYLINE ROAD, MIDDLEPORT AND REFERRING THE PROJECT TO THE COUNTY PLANNING BOARD

WHEREAS, the Planning Board is considering an application submitted by Greg Heitzenrater, 2929 Countyline Road, Middleport for a Special Use Permit and Site Plan Review for a Farm Pond on a parcel with the mailing addresses of 2929 Countyline Road, Middleport in the Town of Ridgeway; and

WHEREAS, The Planning Board wishes to hold a public hearing on the Project and receive input from the County Planning Board,

NOW, THEREFORE, BE IT RESOLVED,

1. A public hearing will be held on the Project on August 4, 2021 at 7:05pm at the Town Hall. The Town Clerk Shall publish notice of the hearing in the Town's official newspaper and post the notice.
2. The Project application shall be referred to the County Planning Board.
3. This Resolution shall be effective immediately

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 7th of July, 2021.

Offered by Kathy Blackburn who moved its adoption.

Seconded by Tim Elliott.

Adopted: 5 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Richard Fisher, Tim Elliott)
0 Nays

Site Plan Review and Special Use Permit for Kirk Nice- for a Farm Pond located at 3205 Knowlesville Road, Albion. The board reviewed the application. Chairman Fenton called for a resolution to set a

public hearing for the Nice project to be held 8/4/2021 at 7:15p and refer the project to the County Planning Board

RESOLUTION 8: 7-7-2021

RESOLUTION CALLING FOR A PUBLIC HEARING ON THE NICE FARM POND SPECIAL USE PERMIT AND SITE PLAN REVIEW APPLICATION -3205 KNOWLESVILLE ROAD, ALBION AND REFERRING THE PROJECT TO THE COUNTY PLANNING BOARD

WHEREAS, the Planning Board is considering an application submitted by Kirk Nice, 3205 Knowlesville Road, Albion for a Special Use Permit and Site Plan Review for a Farm Pond on a parcel with the mailing addresses of 3205 Knowlesville, Albion in the Town of Ridgeway; and

WHEREAS, The Planning Board wishes to hold a public hearing on the Project and receive input from the County Planning Board,

NOW, THEREFORE, BE IT RESOLVED,

1. A public hearing will be held on the Project on August 4, 2021 at 7:15pm at the Town Hall. The Town Clerk Shall publish notice of the hearing in the Town's official newspaper and post the notice.
2. The Project application shall be referred to the County Planning Board.
3. This Resolution shall be effective immediately

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 7th of July, 2021.

Offered by Kathy Blackburn who moved its adoption.

Seconded by Tim Elliott.

Adopted: 5 Ayes (Chairman Fenton, Kathy Blackburn, Tom Kline, Richard Fisher, Tim Elliott)

0 Nays

Chairman Fenton asked if there were any other issues or concerns. Since there were none, Chairman Fenton asked for a motion to adjourn the meeting. Tim Elliott made the motion and was seconded by Kathy Blackburn. All were in favor and the motion was carried. The meeting was adjourned at 8:05pm.

Next meeting is scheduled for August 4, 2021 at 7:00 pm.

Respectfully Submitted by
Joelle Brown
Planning Board Clerk