

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
PLANNING BOARD MINUTES  
March 6, 2024

MEMBERS PRESENT:

Tom Fenton (Chairman) absent  
Thomas Kline  
Tim Elliott (Vice Chairman)  
Richard Fisher  
Kathy Blackburn

Others Present

Jason Raduns- Code Enforcement	Dave Berry
Reggie Cichocki	Michele Crandall
John A Borck Sr	Conor Crandall
Rose Borck	

CALL TO ORDER:

Vice-Chairman Elliott opened the meeting with Pledge of Allegiance at 7:00 pm

APPROVAL OF THE AGENDA:

Vice Chairman Elliott called for a motion to approve the March 6<sup>th</sup>, 2024 Agenda. Motion was made by Kathy Blackburn to accept the meeting agenda; second by Richard Fisher. All were in favor and the motion was carried.

APPROVAL OF THE MINUTES:

Vice Chairman Elliott called for the approval of minutes for the February 7<sup>th</sup>, 2024 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:

None

OLD BUSINESS:

Heritage Structure SUP Application was tabled until county planning board approval and TOR Board approval of shed sales regulations. Therefore, it will be tabled until we receive information back.

NEW BUSINESS:

Public Hearing-SUP Application for Reggie Cichocki trailer storage/sales/ rental business at 12620 Ridge Rd, Medina. Vice-Chairman Elliott opened the public hearing for Reginald Cichocki's SUP application at 7:02 pm. There were 6 members of the community present including the business owner. Vice-Chairman Elliott Started out by stating that the Orleans County Planning Board sent back their approval and recommendations for the proposed project. Elliott asked if there were any questions/concerns from the public or planning board members. Resident John Borck stated he was concerned about the parking

of diesel trucks overnight as he has health issues as well as where the trailers were parked as they were close to the boundary lines. Reginald Cichocki stated that there would not be anything different going on than what already is happening there. It is not an overnight trucking hub, but merely an over-flow storage lot for his trailer sales/rental business. Reginald also stated he would double check the boundary lines and make sure he was within all setbacks. All members had previously agreed that storage of up- to 100 trailers was permissible. A board member stated he had talked with a few people and feels that the zoning board should make that decision. The application went to the County planning board with the up-to 100 trailers in the proposal, and their approval was given. the Town of Ridgeway Planning board agreed to send the proposal to the Town of Ridgeway Zoning Board for a variance determination of number of permitted trailers. Vice-Chairman Elliott asked if there were any other questions. There were no other questions from the residents. Vice-Chairman Elliott called for a motion to close the public hearing at 7:21pm. The motion was made by Kathy Blackburn, with a second by Thomas Kline. All were in favor with 4 ayes and 0 nays and the motion carried.

Further discussion included that Reggie is currently storing 20-100 trailers.at the last board meeting the board discussed the possibility of setting a precedence allowing more than 25 trailers. Reggie has more than enough acreage to accommodate the 20-100 trailers. They are all registered and road worthy. It was determined that they would not be setting a precedence as each SUP is a case-by-case scenario at the last meeting. After further discussion, board member, Richard Fisher, stated that the planning board cannot change what was is in the zoning regs, and suggested it go to the zoning board of appeals for a variance to approve the number of trailers. The County Planning Board has already approved the proposal for up to 100. The code enforcement officer, Jason Raduns, cited section 700, 757 and 900 to show where the planning board can make changes providing the waiver does not endanger public health, safety or welfare or compromise the character of the neighborhood. Vice Chairman Elliott called for a motion to send to the proposal to the Zoning Board of Appeals for a variance for the purpose to determine the number of permitted trailers to be stored on site. Richard Fisher made the motion with a second by Kathy Blackburn. All were in favor and the motion carried.

There was also a student in attendance learning how a planning board meeting was conducted.

Vice Chairman Elliott asked if there were any other concerns, comments or issues. Since there were no other concerns/questions, Vice Chairman Elliott asked for a motion to adjourn the meeting. Kathy Blackburn made the motion and was seconded by Richard Fisher. All were in favor and the motion was carried. The meeting was adjourned at 7:30 pm.

Next meeting is scheduled for April 3<sup>rd</sup>, 2024 at 7:00 pm

Respectfully Submitted by  
Joelle Brown  
Planning Board Clerk