

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
ZONING BOARD MINUTES

April 1, 2024

MEMBERS PRESENT:

Larry Meyer (Chairman)
Ray Wendling
Dan Wilson
Richard Cichocki
Marie Wehling absent

Others Present:

Jason Raduns
Reggie Cichocki
Phares Martin
Sally Manicki

CALL TO ORDER:

The Zoning Board Chairman Larry Meyer, called the meeting to order at 7:03 pm with the Pledge of Allegiance.

APPROVAL OF AGENDA:

Chairman Meyer asked for a motion to accept the agenda for April 1, 2024. Board Member Ray Wendling made a motion to approve the April 1st, 2024 agenda, Richard Cichocki seconded. All were in favor and the motion was carried.

APPROVAL OF THE MINUTES:

Chairman Meyer called for a motion to approve the meeting and public hearing minutes from February 6th, 2024. Ray Wendling made a motion for approval of both. Richard Cichocki seconded both. All were in favor and the motion was carried.

COMMUNICATIONS:

Nothing at this time

OLD BUSINESS:

None

NEW BUSINESS:

Public Hearing-Sally and David Manicki, 3701 Horan Road, Medina, NY 14103.
Chairman Meyer opened the Public Hearing at 7:05 pm -Variance Application for Sally and David Manicki, 3701 Horan Road, Medina, NY. The variance is for the purpose of extending garage and kitchen. A 36' front variance and 21' side variance pertaining to section 520-E of the Ridgeway zoning regulations is requested. There were 3 members of the community present for the

meeting including Sally Manicki, property owner. The code enforcement officer was also present. Chairman Meyer started by asking the homeowner to explain what they were asking to do. Sally explained that they were looking to do an addition on current garage and kitchen. The board asked if they would be finishing the exterior to match the current and was told yes. Chairman Meyer explained that this section of Horan Road was split up years ago into small lots and most of them were not conducive to current zoning regulations. There were no other questions or concerns. All were in agreement that the variances should be granted. A motion was made by Ray Wendling to approve the 36' front variance and 21' side variance pertaining to section 520-E of the Ridgeway zoning regulations. A second was made by Dan Wilson. A vote was taken with 4 ayes, (Ray Wendling, Dan Wilson, Larry Meyer, Richard Cichocki) 0 nays. Chairman Meyer closed the public hearing at 7:09 pm.

Public Hearing- Reggie Cichocki, 12620 Ridge Road, Albion, NY 14411

Chairman Meyer opened the Public Hearing at 7:15 pm -Variance Application for Reggie Cichocki, 12620 Ridge Rd, Albion, NY. The variance is for the purpose of determining the number of trailers permitted on site at his trailer storage/ rental business over flow lot and a 50' variance pertaining to section 757-l of the Ridgeway zoning regulations. There were 3 members of the community present for the meeting including Reggie Cichocki, property owner. The code enforcement officer was also present. Chairman Meyer started by explaining what the variance was for and asked Reggie to describe what he was looking to do on that land. Reggie explained it was an over flow lot to store his rental trailers on when not in use. He stated what he is doing, what he has done in the past and the reasoning for why he needs up to 100 vs the 25 currently permitted in the regulations. He currently has around 70 trailers right now but it changes on a daily basis. Obviously if the trailers are sitting, they aren't making him any money therefore, he tries to keep them rented. The regulations also state that he must be 200' from a residence. Reggie currently owned the parcel of land between the SUP business property and the first residential property to the east. Just as a precautionary measure, in case he starts to encroach on to his lot between, this variance would cover him in the future. He doesn't see this happening, but felt it best to have if possible. There is no lighting other than the light out front. Reggie will be finishing the landscaping across the fence line and adding the rest of the slats in the fence when they come in. Phares Martin, neighbor across the road, was present. He stated that he has had no issues with the business and feels the granting of the variances are reasonable requests. There were no other questions or concerns. All were in agreement that the variances should be granted. A motion was made by Ray Wendling to approve the 50' Variance and increase number of trailers to a maximum of 100. A second was made by Dan Wilson. A vote was taken with 3 ayes, (Ray Wendling, Dan Wilson, Larry Meyer) 0 nays and 1 abstention- (Richard Cichocki). Chairman Meyer closed the public hearing at 7:29 pm.

Code enforcement officer provided copies of a new area variance application and use variance application he would like to use going forward. all ZBA members stated they like the clean-cut layout and the easiness of the form.

Jason also handed out the new page for the accessory structures, utility sheds or other outdoor display of goods for sale Section 754 and reminded them they needed to update their table of contents.

There was discussion on what the planning board can/cannot do in regards to changing regulations in regard to sections 700, 757 and 900. Jason stated that he has a call into the state as well. The Zoning Board stated that it is best practice to have the Planning Board send the request to the Zoning Board (as stated at the top of section 700) but to also keep in mind that special meetings can be arranged to expedite processing.

At this time, it was asked if there were any further questions or concerns. Since there were no other concerns, a motion to adjourn the meeting was made by Dan Wilson and was seconded by Ray Wendling. All were in favor and the motion was carried. The meeting was adjourned at 7:37pm.

The next meeting will be held on Tuesday March 5, 2024 at 7:00pm.

Respectfully Submitted by
Joelle Brown
Zoning Board Clerk