

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
PLANNING BOARD MINUTES  
April 3, 2024

MEMBERS PRESENT:

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

Others Present

Jason Raduns- Code Enforcement	Barb Champlin
Corey Champlin	Steve Vann
Krystal Champlin	Kaylee Keller
John Champlin	

CALL TO ORDER:

Chairman Fenton opened the meeting with Pledge of Allegiance at 7:00 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the April 3<sup>rd</sup>, 2024 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 March 6<sup>th</sup>, 2024 meeting. Motion was made by Richard Fisher to accept the minutes as written; second by Kathy Blackburn. All were in favor and the motion was carried.

APPROVAL OF THE PUBLIC HEARING MINUTES:

Chairman Fenton called for the approval of minutes for the March 6<sup>th</sup>, 2024 Public Hearing meeting. Motion was made by Kathy Blackburn to accept the minutes as written; second by Tom Kline. All were in favor and the motion was carried.

COMMUNICATIONS:

Jason Raduns, Code Enforcement Officer, distributed the new accessory structure, shed sales and other outdoor display of goods for sale regulations. Section 754 to the board members for their zoning books.

OLD BUSINESS:

Reggie Cichocki SUP Application- the Zoning Board of Appeals approved a variance to determine the number of trailers allowed for the business with a maximum of 100 and a variance for 50' in regard to section 757-L stating distance from a residence be 200'. There were no other questions or concerns in regard to the SUP application. Chairman Fenton asked for a motion to approve the SUP Application with

the Zoning board of appeals approval of the variances and following the County planning Boards recommendations. A motion was made by Tim Elliott with a second by Kathy Blackburn, all were in favor and the motion carried.

Heritage Structure SUP Application was tabled until county planning board approval and TOR Board approval of shed sales regulations. The Town of Ridgeway has approved the shed sales regulations. Chairman Fenton called for a motion to approve the SUP for Heritage Structures following the Section 754 shed sales regulations and the county planning boards recommendations. A motion was made by Kathy Blackburn with a second by Tom Kline. All were in favor and the motion carried.

**NEW BUSINESS:**

Lyn oaken Solar to be reviewed by the Planning Board. Their approval is not needed; however, Jason just wanted their thoughts as it is a larger scale solar however information was not provided in time for the meeting.

Preapplication conference for a possible special use application on behalf of Steve Vann for a car wash proposal. Steve was present to explain his proposal. After his presentation, the Planning Board stated that the proposal would need to go in front of the Zoning Board of Appeals as it doesn't meet the current regulations for a permitted use. In order for the planning board to move forward, it would need the Zoning Boards Blessing/approval.

Chairman Fenton asked if there were any other concerns, comments or issues. Since there were no other concerns/questions, Chairman Fenton 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 7:19 pm.

Next meeting is scheduled for May 1<sup>st</sup>, 2024 at 7:00 pm

Respectfully Submitted by  
Joelle Brown  
Planning Board Clerk