

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
ZONING BOARD MINUTES
April 4, 2023

MEMBERS PRESENT:

Larry Meyer (Chairman)
Ray Wendling
Dan Wilson
Richard Cichocki

CALL TO ORDER:

Chairman Meyer called the meeting to order at 7:00 pm with the Pledge of Allegiance.

APPROVAL OF AGENDA:

Chairman Meyer asked for a motion to approve the April 4th, 2023 agenda. Dan Wilson made a motion, Ray Wendling seconded. All were in favor and the motion was carried.

APPROVAL OF THE MINUTES:

Chairman Meyer called for a motion to approve the minutes for the March 3rd, 2023 meeting as well as the public hearing minutes as written. Ray Wendling made a motion; Dan Wilson seconded. All were in favor and the motion was carried.

COMMUNICATIONS:

Still have a vacancy on the Zoning Board if any one knows of anyone interested.

OLD BUSINESS:

None

NEW BUSINESS:

Chairman Meyer opened the Public Hearing at 7:05 pm -Variance Application for Daniel Houseman, 11246 Ridge Rd, requesting a 33' variance to make the 150' of road frontage required by the Town of Ridgeway to eventually build a new home. There were 6 community members present for the public hearing as well as the 2 property owners. Chairman Meyer presented the variance and asked the homeowner to explain further. There's nothing definite as its still in planning stages. Mr. houseman's son Zachary is planning on building a new home. Mr. Houseman owns the property to the west with his mother. His aunt currently has life use. Chairman Meyer read the zoning regulations. The chairman asked if there were any comments or concerns. Robert Liberatore stated he was the property owner to the east. He stated all the houses were square with the road, the lot is a non-conforming lot. He feels his property value would go down. He is concerned about the aesthetic look of the neighborhood. Everyone lives in their back yards, he doesn't want someone sitting on porch looking at the back of his home, etc.

The board asked if Mr houseman was considering combing the lots once the life use by the aunt was over. They stated yes, but there cannot be two principal structures on one lot. The board discussed different stipulations that could be put on the approval and asked Mr. Liberatore what would make him happy. Mr. Liberatore responded nothing really, he is against it no matter what, but will follow whatever the town agrees upon.

The chairman then asked if the ownership will transfer to his son once home is built. Mr. Houseman responded that they were already doing that and it was at the attorney's office as we spoke. Chairman Meyer read the zoning regulations again and stated the only reason a variance would be required is because Mr. Houseman owns the property to the west, if the property were to be transferred to his son, this would be null and void, the variance would no longer be needed as it would be a permitted use. The only thing you may need a variance for would be the placement of the home depending on the setbacks. At this time the home owner withdrew his variance application and the public hearing was closed at 7:26pm with a motion made by Larry Meyer and a second by Ray Wendling. All were in favor and the motion carried.

Chairman Meyer opened the second Public Hearing at 7:30 pm -Variance Application for Michael Kuhmann, 2819 Swett Rd, requesting a 22' side set back variance for a proposed 32' x 40' Polebarn. There were no community members present for the public hearing, just the home owner and two other residents of that address. Chairman Meyer presented the variance and asked the homeowner to explain further. The board members asked questions in regard to the proposed variance. The home owner stated that neighbor is great but thinks this will break some of the noise as well as give him space to keep his belongings out of the elements. The Public Hearing was closed at 7:39 pm with a motion made by Dan Wilson and a second by Richard Cichocki. All were in favor and the motion carried.

The Zoning Board members discussed the application. Chairman Meyer called for a motion to accept the variance as submitted. A motion was made by Dan Wilson with a second by Richard Cichocki. All were in favor and the motion carried. Mr. Kuhmann was instructed to obtain the building permit needed from the code enforcement office.

At this time, Chairman Meyer asked the board if there were any further questions or concerns. Since there were no other concerns, he asked for a motion to adjourn the meeting. Dan Wilson made a motion and was seconded by Ray Wendling. The motion was carried and the meeting was adjourned at 7:43 pm.

The next meeting will be held on Tuesday 5/2/2023 at 7:00pm.

Respectfully Submitted by
Joelle Brown
Zoning Board Clerk