

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

June 4, 2024

MEMBERS PRESENT:

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

Others Present:

James Burke
Mike Kuhmann
Onalee O'Connor

CALL TO ORDER:

The Zoning Board Chairman Larry 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 accept the agenda for June 4, 2024. Board Member Dan Wilson made a motion to approve the June 4th, 2024 agenda, 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 meeting and (2) public hearing minutes from April 1st, 2024. Dan Wilson made a motion for approval of all 3. Ray Wendling seconded all 3. All were in favor and the motion was carried.

COMMUNICATIONS:

June 11, 2024 training in Albion at the HOAG Library

OLD BUSINESS:

None

NEW BUSINESS:

Public Hearing for Mike Kuhmann -Variance

Chairman Meyer opened the Public Hearing at 7:05 pm -Variance Application for Mike Kuhmann, 2819 Swett Road, Medina, NY. The variance is for the purpose of Building a 32 X 44 pole barn. A 25' front setback 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 Mike Kuhmann, property owner. Chairman Meyer started by asking the homeowner to

explain what he was proposing to do. Mike stated he would like to build another pole barn that is 32 x 44. He showed the board exactly where he wanted to place the barn on a map of his property. It is behind a tree line that is already there. Only concerns were blind spots exiting the driveway, however the tree line is currently there and does not pose any blind spots. 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 25' front setback variance as submitted. A second was made by Dan Wilson. A vote was taken with 5 ayes, (Ray Wendling, Dan Wilson, Larry Meyer, Richard Cichocki, Marie Wehling) 0 nays. Chairman Meyer closed the public hearing at 7:08 pm.

Public Hearing for James Burke- Variance

Chairman Meyer opened the Public Hearing at 7:11 pm -Variance Application for James Burke, 3741 Horan Road, Medina, NY. The variance is for the purpose of Building a 30 X40 pole barn. A 10' side setback variance pertaining to section 520-E of the Ridgeway zoning regulations is requested. There was 1 member of the community present for the meeting including James Burke, property owner. Chairman Meyer started by asking the homeowner to explain what he was proposing to do. James stated he was the first house outside of the village and wanted to build a pole barn. He originally wanted 30 x 40 but has since decided 24 x 40 would be a better fit. He is looking to put it on the south side his house at the end of his driveway five feet from the property line. His drive is 24 x 80. There were some concerns with the septic, however he feels this should clear the lines. James stated if septic issues arise, he will have to replace the system. The board asked if they would be finishing the floor with concrete, James said yes eventually. 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 Dan Wilson to approve the 10' side setback variance with the changes of the dimensions of 24 x 40 for the pole barn. A second was made by Ray Wendling. A vote was taken with 5 ayes, (Ray Wendling, Dan Wilson, Larry Meyer, Richard Cichocki, Marie Wehling) 0 nays. Chairman Meyer closed the public hearing at 7:23 pm.

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 Richard Cichocki and was seconded by Dan Wilson. All were in favor and the motion was carried. The meeting was adjourned at 7:27pm.

The next meeting will be held on Tuesday July 2, 2024 at 7:00pm. There will be a public hearing

Respectfully Submitted by
Joelle Brown
Zoning Board Clerk