

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
ZONING BOARD MINUTES
August 1, 2023

MEMBERS PRESENT:

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

Others Present:

Kathy Bogan
Jason Raduns
Whitney Keppler
Jason Cramer
Joe Hubbard
Anthony Serianni
Henry Jones

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 August 1, 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 July 12, 2023 meeting as well as the public hearing minutes as written. Ray Wendling made a motion; Richard Cichocki seconded. All were in favor and the motion was carried.

COMMUNICATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Appointment of Marie Wehling to the Zoning Board of Appeals as a permanent member. Her appointment will run through 2027.

Chairman Meyer opened the Public Hearing at 7:05 pm -Variance Application for Whitney Keppler, for a front setback variance at 3655 County Line Rd, Middleport, NY- Variance is for the purpose of rehabbing and remodeling existing single-family residence. There were 5 community members present for the public hearing including the 2 property owners and their lawyer. Chairman Meyer presented the variance to the

attendees of the public hearing and the Zoning Board Members. The area variance application is for a front setback, on an existing single-family residence in which the homeowners would like to rehab and remodel the existing structure. The lawyer representing the homeowners, Anthony Serianni, stated that nothing will change, it will still be a single-family residence. The most cost-effective solution to the owners is to rehab/remodel the current structure vs. demolishing it completely and building from scratch. The work will be done by Whitney Keppler and Jason Cramer, owners. Henry Jones, neighbor, stated that he is in favor of them fixing the home, as it is now, there animals running in the yard during the daytime and he has grandkids out playing. Its an eye sore, if we stop them from fixing it up, its only going to get worse. Another neighbor, Joe Hufford, representing home owner Gary Powell also feels its best to fix it up. Chairman Meyer explained that we have to look at the variance and compare to what the Town of Ridgeway Zoning Regulations subject to section 619 paragraph B state- requirements for dwellings, specifically in regard to basement/foundations. At present this does not meet the requirement per TOR regulations. Exchange continued back and forth between the ZBA Members, Code Enforcement Officer, Towns Attorney, homeowners, their attorney and 2 neighbors. It was agreed that the foundation was the main concern. The area variance applicants agreed that they would get the foundation checked out by a structural engineer. Chairman Meyer stated we needed a set of plans, stamped by a structural engineer, indicating the status of the foundation. This has to be made to conform to TOR regulations. Reminders were given that they needed to remove all bug infested beams, trusses need to be replaced with stamped and approved trusses, and follow NYS code as well. This is the Code Enforcers job to ensure both the state and town regulations are followed. As for the wild animals running; mowing the lawn would help. The owners stated they would have it mowed by Friday 8/4/2023. After a bit more discussion, it was determined a use variance would be needed and that if the homeowners could get a set of stamps plans for the foundation, we could re-convene at the next meeting (continue public hearing) to determine approval of area variance. If they cannot be obtained by the September meeting, this application would be denied due to the time constraint put on variance decisions. This is 62 days from time of public hearing. All parties were in agreement to keep the public hearing open until September 5, 2023 as more information is needed to make the decision. At this time, Chairman Meyer stated the public hearing would remain open until the next meeting September 5th, 2023 at 7:05pm.

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 Marie Wehling. The motion was carried and the meeting was adjourned at 8:08 pm.

The next meeting will be held on Tuesday 9/5/2023 at 7:00pm. (with continuation of the public hearing for a variance application)

Respectfully Submitted by
Joelle Brown
Zoning Board Clerk