

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
ZONING BOARD MINUTES
September 5, 2023

MEMBERS PRESENT:

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

Others Present:

Kathy Bogan
Jason Raduns
Anthony Serianni

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 September 5th, 2023 agenda. Dan Wilson made a motion, 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 minutes for the August 1st, 2023 meeting as well as the public hearing minutes as written. Dan Wilson made a motion for both; Marie Wehling seconded both. All were in favor and the motion was carried.

COMMUNICATIONS:

Association of Towns Educational series- Batavia Friday September 22, 2023. The board also inquired about Mike Hartman from Hartland doing training again. The clerk will reach out to him.

OLD BUSINESS:

None

NEW BUSINESS:

Meyer re-opened the Public Hearing at 7:06 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 3 people present for the public hearing including the code enforcement officer, Town of Ridgeway Attorney and the Attorney for the property owner. Chairman Meyer asked the attorney for the property owner if there was any update on the status of the foundation and structural engineering plans. The attorney stated that they have solicited the services of John Papponetti, a structural engineer, however the plans are not completed. The attorney again stated that they are just asking for the front yard set-back variance approval. He stated the client is aware that they need to follow all Zoning Regulations per the Town of Ridgeway. Chairman Meyer again stated that

we need the foundation addressed to go any further and that the variance is just a small miniscule piece of the whole picture. Attorney Bogan also reiterated that the 619A regs address the foundation as well. The board made further clarification of what was needed in order to move forward. Chairman Meyer asked for a motion to close the public hearing at 7:29pm. A motion was made by Ray Wendling with a second by Dan Wilson. All were in favor and the motion carried.

The board continued to discuss the approval of the Variance. Chairman Meyer again stated that the front set back variance was a minor part of the big plan. Larry Meyer made a motion to accept the variance application with the following stipulations:

1. All construction shall be in accordance with the Codes of New York State.
2. Per section 619 of the Town of Ridgeway Zoning Regulations, the dwelling must have a concrete or masonry foundation that extends at least 42 inches below ground level to be considered a permitted use per section 510 B. Engineers certified inspection of foundation to be provided by the applicant.
3. Architect approved plans for trusses, roof, wall and floor design must be provided.
4. Orleans County Health Dept must approve the Water and Sewage Disposal Systems.
5. The applicant shall notify the Zoning/Code Enforcement Officer when EACH component of the structure is ready for final inspection including foundation, framing, electric, plumbing, and roofing. ALL components must be compliant with the Codes of New York State as determined by the Code enforcement Officer.
6. A stop-work order shall be issued by the Zoning/Code Enforcement Officer if any component of work determined not in compliance with the Codes of New York State.
7. Building Permit will be issued only when Zoning/Code Enforcement Officer has determined that the project plan will be compliant with the Codes of New York State.

Dan Wilson seconded the motion. A roll call vote was taken for approval

Larry Meyer	Aye
Dan Wilson	Aye
Richard Cichocki	Nay
Ray Wendling	Aye
Marie Wehling	Aye

The variance was approved with the above stipulations with a vote of 4 Ayes to 1 Nay

There may be a possible variance for a sign permit at the October Meeting.

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 Richard Cichocki. The motion was carried and the meeting was adjourned at 7:47pm.

The next meeting will be held on Tuesday 10/3/2023 at 7:00pm.

Respectfully Submitted by
Joelle Brown
Zoning Board Clerk