

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
PLANNING BOARD MINUTES  
September 6, 2023

MEMBERS PRESENT:

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

Others Present

Jason Raduns- Code Enforcement  
Sherman Gittens- MRB  
Ben Dritenbas- DSD  
Joe Scott- WSP  
Carl Stauffer

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 September 6<sup>th</sup>, 2023 Agenda. Motion was made by Kathy Blackburn to accept the meeting agenda; second by Richard Fisher. All were in favor and the motion was carried.

APPROVAL OF THE MINUTES:

Chairman Fenton called for the approval of minutes for the August 2nd, 2023 meeting. Motion was made by Kathy Blackburn to accept the minutes as written; second by Richard Fisher. All were in favor and the motion was carried.

COMMUNICATIONS:

The Association of Towns is hosting a training on Friday September 22, 2023 in Batavia.  
The planning board clerk will check on other opportunities for board members.  
Unsafe Building Law- Technical bulletin and local law #2 1981- Jason is looking for a model law.

OLD BUSINESS:

A sign permit application was submitted by Automotive Solutions for an illuminated 3' x 8' sign to go on the front of the building. The board discussed the application with code enforcement officer. The board stated that the town of ridgeway regulations state signage cannot be over 64 square feet and no more than two signs will be permitted. The code enforcement officer contacted the county planning board and it was recommended the application be sent to the Zoning Board of Appeals for a variance to go over the allotted sign footage. The square footage was the only concern of the Planning Board. A motion was made to send entire application to the Town of Ridgeway Zoning Board of Appeals by Tim Elliott, with a second by Kathy Blackburn. All were in favor and the motion carried.

Medina Solar I-11074 Ridge Road- New ownership is DSD, new project manager Ben Dritenbas, civil engineer- new engineering company WSP, they presented the new design of the access road to the planning board. The planning board asked some clarifying questions as well as the MRB Group engineer Sherman Gittens. Those clarifications included: when DSD took over the project, there was a USDA easement on the property. DSD tried to purchase the debt for nature out right with no luck. Therefore, WSP Engineering had to redesign the driveway (the reason they are here) DSD and WSP are currently working with the Army Corp of Engineers. They hope to have everything ready to begin construction on the driveway by April 2024. Solar panels are approx. 8 ft. they are fixed. Reasoning being the O&M costs are less expensive. Typically, the wires are trenched coming from the panels. MRB recommends Geo web/Geo cell systems be used. Orleans County Emergency Management likes this for fire apparatus access. Communication between the inside of the fence and the town is requested to keep the town apprised of any incidents that should occur. MRB will review the Storm water pollution prevention plan. Code enforcement has requested a stakeholders list. The process for the next steps are: 1- MRB will continue to review documents i.e., O & M, decommissioning plan and also reach out to the Towns attorney and the Town Board for approval. 2- an amended approval of the SUP/Building Permit by the planning board.

All should be finalized by the end of the year. A motion was made to table until the December 6<sup>th</sup>, 2023 meeting by Kathy Blackburn with a second by Tim Elliott, all were in favor with one abstention Richard Fisher. The motion was carried.

#### NEW BUSINESS:

A representative from Millers Bulk Food and Heritage Structures attended the meeting to discuss the application of a Special Use Permit. Jason stated that due to growth and expansion and Covid, the businesses needed to pursue a Special Use Permit. The business has grown considerably and right now they are operating with no "rules" so to speak. The public's safety with the increased signs, buildings on display, parking and increased accidents is the biggest concern. Approximately 10 cars may drive through daily to look at the buildings on display. Most of the traffic/business is for the food. Millers is a retail business where Heritage Structures is commercial sales. (Would closely follow Manufactured home sales). A Variance for side setbacks may also be needed due to proximity of millers to the East and the shared driveway and parking. The board requested that they fill out the SUP/Site plan review application. Board member Tim Elliott will do the site plan review. Application needs to be received by 9/22/2023 and both Caleb and Steve need to be present at the next meeting.

Chairman Fenton asked if there were any other concerns, comments or issues. Since there were none, Chairman Fenton asked for a motion to adjourn the meeting. Kathy Blackburn made the motion and was seconded by Tim Elliott. All were in favor and the motion was carried. The meeting was adjourned at 8:01 pm.

Next meeting is scheduled for October 4, 2023 at 7:00 pm.

Respectfully Submitted by  
Joelle Brown  
Planning Board Clerk