

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
PLANNING BOARD MINUTES
October 4, 2023

MEMBERS PRESENT:

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

Others Present

Jason Raduns- Code Enforcement

CALL TO ORDER:

Chairman Fenton opened the meeting with Pledge of Allegiance at 7:02 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the October 4th, 2023 Agenda. There was one correction removing April Patterson from new business. Motion was made by Kathy Blackburn to accept the meeting agenda with one correction; 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 September 6th, 2023 meeting. Motion was made by Richard Fisher to accept the minutes as written; second by Kathy Blackburn. All were in favor and the motion was carried.

COMMUNICATIONS:

Mike Hartman from Hartland is planning on doing a fall training with a possible charge of \$25 per person. More information to come

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 denied the application at the last meeting. It went to the Zoning Board of Appeals for a variance to add 24sqft of signage to the property. It was approved by the ZBA on 10/3/2023. Chairman Fenton called for a motion to approve the sign permit in light of the ZBA's decision. Kathy Blackburn made the motion with a second by Richard Fisher. All were in favor and the motion carried.

NEW BUSINESS:

Millers Bulk Food and Heritage Structures SUP Applications. 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 Board member Tim Elliott did a site plan review. Jason spoke to the towns attorney and was told that we only need the special use permit for heritage structures. Millers can have a signed lease agreement with Heritage Structures indicating they will share property for their sales/displays. (i.e., lease for 20 years at \$1.00.) however heritage Structures must meet all other setbacks. A front setback variance will need to be applied for due to the placement of the gazebo in front of Millers as it is not 150ft from the center of the road. You can see through it unlike a shed that was previously there. Some stipulations considered with a future approval were discussed. They were: signed lease agreement between the two property owners with a copy on file with the town to cover the setback overlap between the two businesses, must meet all other setbacks as per section 755 of zoning regulations, with the exemptions of cemetery setback, and an ag data statement will be required.

10/10/2023

An email/phone vote was conducted on 10/10/2023 as a resolution was needed to send the application to the County Planning Board and call for a public hearing. Tim Elliott made the motion by email to call for a public hearing and send the application to the County Planning Board for recommendations. Tom Fenton seconded the motion by email. Kathy Blackburn voted yes by email as well as Both Tom Kline and Richard Fisher voting yes by phone.

RESOLUTION 4: 10-10-2023

RESOLUTION CALLING FOR A PUBLIC HEARING ON HERITAGE STRUCTURES SPECIAL USE PERMIT AND SITE PLAN REVIEW APPLICATION -10836 RIDGE ROAD, MEDINA AND REFERRING THE PROJECT TO THE COUNTY PLANNING BOARD

WHEREAS, the Planning Board is considering an application submitted by Caleb Schlabach/Heritage Structures, 10836 Ridge Road, Medina for a Special Use Permit and Site Plan Review for a Shed Sales Business on a parcel with that same mailing address 10836 Ridge Road, Medina in the Town of Ridgeway; and

WHEREAS, The Planning Board wishes to hold a public hearing on the Project and receive input from the County Planning Board,

NOW, THEREFORE, BE IT RESOLVED,

1. A public hearing will be held on the Project on November 1st, 2023 at 7:05pm at the Town Hall. The Town Clerk Shall publish notice of the hearing in the Town's official newspaper and post the notice.
2. The Project application shall be referred to the County Planning Board.
3. This Resolution shall be effective immediately

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 10th of October, 2023.

Offered by Tim Elliott who moved its adoption.

Seconded by Tom Fenton.

Adopted: 5 Ayes (Chairman Fenton, Tim Kline, Richard Fisher, Tim Elliott, and Kathy Blackburn)

0 Nays

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. Tom Kline made the motion and was seconded by Richard Fisher. All were in favor and the motion was carried. The meeting was adjourned at 7:57 pm.

Next meeting is scheduled for November 1st, 2023 at 7:00 pm with a public hearing at 7:05pm

Respectfully Submitted by

Joelle Brown

Planning Board Clerk