

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

MEMBERS PRESENT:

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

Others Present

Jason Raduns- Code Enforcement
Caleb Schlabach
Christina Moule
Anthony Moule
Svetlana Mikheyeva- Nexamp

Marc Kenward- Erdman Anthony
Michael Newhouse- WSP
Shaun Logue-MRB
Dave Berry

CALL TO ORDER:

Chairman Fenton opened the meeting with The Pledge of Allegiance at 7:00 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the December 6th, 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 November 1st, 2023 meeting. Motion was made by Tim Elliott to accept the minutes as written; second by Tom Kline. All were in favor and the motion was carried.

Chairman Fenton called for the approval of minutes for the November 1st, 2023 public hearing. 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:

Vouchers have been submitted to the Town Board for payment.
Those who attended the Mike Hartman Training have turned in their certificates of completion and vouchers will be submitted for reimbursement as well.

OLD BUSINESS:

Heritage Structures SUP application- Caleb Schlabach was present for the meeting. The variance application submitted to the Zoning Board of Appeals on November 6, 2023, was denied. Therefore, all setbacks must be followed as written in current zoning regulations. Chairman Fenton presented pictures of the property with where sheds are placed, property lines, driveways, etc. Jason had attended the

county planning board meeting and stated that they suggested we be very specific in our conditions. He also stated that the Towns Attorney that Millers be responsible to put up no parking signs and/or cones on high traffic days. The clerk contacted the sheriffs depart and received a report showing that there were 14 accidents reported from 1/2019-11/15/2023. 1-hit and run, 6-vehicle with injury and 7-vehicle without injury. A copy was given to the Town Supervisor to share with the Town Board. Jason has submitted a proposal to change the laws in regard to accessory structures. He is suggesting we table until spring to allow for this proposal to go to the Town Board. Chairman Fenton called for a motion to table the SUP application until the February 2024 meeting. A motion was made by Tim Elliot with a second by Kathy Blackburn. All were in favor and the motion carried. Chairman Fenton then called for a resolution to accept the County Planning Board recommendations on the SUP application.

RESOLUTION 5: 12-6-2023

**RESOLUTION CALLING FOR
PLANNING BOARD TO ACCEPT THE
COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON THE
HERITAGE STRUCTURES SPECIAL USE
PERMIT APPLICATION.**

RESOLVED,

To accept the County Planning Boards recommendations on the Heritage Structures Special Use Permit application.

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 6th of December, 2023.

Offered by Kathy Blackburn.

Seconded by Tim Elliott.

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

0 Nays

11202 Ridge Road- Medina Solar II

BP#58-21 has been extended until 6/2/2024. They are about to finish up everything but didn't think it would be before 12/2/2023 when the permit expires. It should be completed by mid- late December.

11074 Ridge Road- Medina Solar I

Ben Dritenbas could not be present, Michael Newhouse from WSP was to answer questions. He stated that there had a few updates to the decommissioning plan and that there is still question about the easement, HDD underground to interconnection, Army Corp submitted- waiting for approval, DEC has responded to their notice- its in their hands right now. They hope to have the Army Corp's decision in the next few months. Looking to file for permit in early April, 2024. Looking for a 1 yr extension. The planning board typically does 6 months as this way they can keep in touch with the project. Tim Elliott made a motion to extend the SUP for 6 months, with a second by Kathy Blackburn, there were 4 ayes (Tom Fenton, Tim Elliott, Tom Kline, Kathy Blackburn) 0 nays and 1 abstention (Richard Fisher)

2800 Swett Road

Building permit was closed out on 12/4/2023. There are some concerns with the tree line that will be addressed in the spring as it isn't the right time of year for that, and with the generated noise. Noise is not ongoing, only during high sun days.

2668 Swett Road- Swett Solar I

Svetlana Mikheyeva and Marc Kenward were present. The project is delayed due to software related utility study by National Grid. A letter was provided by Svetlana from Nexamp. They are expecting an update from national Grid in the next 30-60 days. The project is a flag lot with 25ft right of way with a 14' driveway. There is question that there might be a need for a wider right of way to accommodate the poles. A relationship has been made with neighbor to purchase land to accommodate the driveway width and wider right of way. They are looking for a 6-month extension. This will take the SUP to 8/2024. A motion was made by Kathy Blackburn to grant a 6-month extension with a second by Tom Kline. 4 ayes (Tom Fenton, Tim Elliott, Tom Kline, Kathy Blackburn) 0 nays, 1 abstention (Richard Fisher)

NEW BUSINESS:

Jason Raduns provided the board a copy of the special use permit law and practices. He also provided a proposal for a new accessory structure law. The board commented they liked the idea and a motion was made calling for a resolution to send the proposed law to the Town of Ridgeway Town Board for approval/adoption.

RESOLUTION 6: 12-6-2023

**RESOLUTION CALLING FOR
PLANNING BOARD TO SEND
PROPOSED ACCESSORY STRUCTURE
LAW TO THE TOWN OF RIDGEWAY
TOWN BOARD FOR
APPROVAL/ADOPTION.**

RESOLVED,

To send the Accessory structure proposed law to the Town of Ridgeway Town Board for approval/adoption.

PASSED AND ADOPTED by the Planning Board of the Town of Ridgeway on the 6th of December, 2023.

Offered by Kathy Blackburn.

Seconded by Richard Fisher.

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

0 Nays

Discussion was had in regard to having Steve from Millers bulk Food come in to discuss some safety issues concerning the parking lot.

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. Tim Elliott made the motion and was

seconded by Kathy Blackburn. All were in favor and the motion was carried. The meeting was adjourned at 7:56 pm.

Next meeting is scheduled for January 3rd, 2024 at 7:00 pm

Respectfully Submitted by
Joelle Brown
Planning Board Clerk