

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
ZONING BOARD PUBLIC HEARING MINUTES  
FOR Reggie Cichocki,  
12620 Ridge Road, Albion, NY 14411  
April 1, 2024

MEMBERS PRESENT:

Larry Meyer (Chairman)  
Ray Wendling  
Richard Cichocki excused from this hearing  
Dan Wilson  
Marie Wehling absent

OTHERS PRESENT

Jason Raduns Code Enforcement  
Reggie Cichocki  
Phares Martin  
Sally Manicki

CALL TO ORDER:

Chairman Meyer opened the Public Hearing at 7:15 pm -Variance Application for Reggie Cichocki, 12620 Ridge Rd, Albion, NY. The variance is for the purpose of determining the number of trailers permitted on site at his trailer storage/ rental business over flow lot and a 50' variance pertaining to section 757-I of the Ridgeway zoning regulations. There were 3 members of the community present for the meeting including Reggie Cichocki, property owner. The code enforcement officer was also present. Chairman Meyer started by explaining what the variance was for and asked Reggie to describe what he was looking to do on that land. Reggie explained it was an over flow lot to store his rental trailers on when not in use. He stated what he is doing, what he has done in the past and the reasoning for why he needs up to 100 vs the 25 currently permitted in the regulations. He currently has around 70 trailers right now but it changes on a daily basis. Obviously if the trailers are sitting, they aren't making him any money therefore, he tries to keep them rented. The regulations also state that he must be 200' from a residence. Reggie currently owned the parcel of land between the SUP business property and the first residential property to the east. Just as a precautionary measure, in case he starts to encroach on to his lot between, this variance would cover him in the future. He doesn't see this happening, but felt it best to have if possible. There is no lighting other than the light out front. Reggie will be finishing the landscaping across the fence line and adding the rest of the slats in the fence when they come in. Phares Martin, neighbor across the road, was present. He stated that he has had no issues with the business and feels the granting of the variances are reasonable requests. There were no other questions or concerns. All were in agreement that the variances should be granted. A motion was made by Ray Wendling to approve the 50' Variance and increase number of trailers to a maximum of 100. A second was made by Dan Wilson. A vote was taken with 3 ayes, (Ray Wendling, Dan Wilson, Larry Meyer) 0 nays and 1 abstention- (Richard Cichocki). Chairman Meyer closed the public hearing at 7:29 pm.

Respectfully Submitted by  
Joelle Brown  
Zoning Board Clerk