

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
ZONING BOARD PUBLIC HEARING MINUTES  
FOR Dan Houseman, 11246 Ridge Rd.  
April 4, 2023

MEMBERS PRESENT:

Larry Meyer (Chairman)  
Ray Wendling  
Richard Cichocki  
Dan Wilson

OTHERS PRESENT

Jason Raduns Code Enforcement  
Dan Houseman  
Jacqueline Lonnen  
Antoinette schneider  
Marie Liberatore  
Robert Liberatore  
Leann schneider  
Anthony Ward  
Zachary Houseman

CALL TO ORDER:

Chairman Meyer opened the Public Hearing at 7:05 pm -Variance Application for Daniel Houseman, 11246 Ridge Rd, requesting a 33' variance to make the 150' of road frontage required by the Town of Ridgeway to eventually build a new home. There were 6 community members present for the public hearing as well as the 2 property owners. Chairman Meyer presented the variance and asked the homeowner to explain further. There's nothing definite as it's still in planning stages. Mr. houseman's son Zachary is planning on building a new home. Mr. Houseman owns the property to the west with his mother. His aunt currently has life use. Chairman Meyer read the zoning regulations. The chairman asked if there were any comments or concerns. Robert Liberatore stated he was the property owner to the east. He stated all the houses were square with the road, the lot is a non-conforming lot. He feels his property value would go down. He is concerned about the aesthetic look of the neighborhood. Everyone lives in their back yards, he doesn't want someone sitting on porch looking at the back of his home, etc. The board asked if Mr. Houseman was considering combining the lots once the life use by the aunt was over. They stated yes, but there cannot be two principal structures on one lot. The board discussed different stipulations that could be put on the approval and asked Mr. Liberatore what would make him happy. Mr. Liberatore responded nothing really, he is against it no matter what, but will follow whatever the town agrees upon. The chairman then asked if the ownership will transfer to his son once home is built. Mr. Houseman responded that they were already doing that and it was at the attorney's office as we spoke. Chairman Meyer read the zoning regulations again and stated the only

reason a variance would be required is because Mr. Houseman owns the property to the west, if the property were to be transferred to his son, this would be null and void, the variance would no longer be needed as it would be a permitted use. The only thing you may need a variance for would be the placement of the home depending on the setbacks. At this time the home owner withdrew his variance application and the public hearing was closed at 7:26pm with a motion made by Larry Meyer and a second by Ray Wendling. All were in favor and the motion carried.

Respectfully Submitted by  
Joelle Brown  
Zoning Board Clerk