

TOWN OF RIDGEWAY
410 West Ave
Medina, NY 14103
ZONING BOARD PUBLIC HEARING MINUTES
FOR Whitney Keppler, 3655 County Line Rd, Middleport.
August 1, 2023

MEMBERS PRESENT:

Larry Meyer (Chairman)
Ray Wendling
Richard Cichocki
Dan Wilson
Marie Wehling

OTHERS PRESENT

Jason Raduns Code Enforcement
Kathy Bogan Town Attorney
Henry Jones
Joe Hufford
Whitney Keppler
Jason Cramer
Anthony Serianni Attorney

CALL TO ORDER:

Chairman Meyer opened the Public Hearing at 7:05 pm -Variance Application for Whitney Keppler, for a front setback variance at 3655 County Line Rd, Middleport, NY- Variance is for the purpose of rehabbing and remodeling existing single-family residence. There were 5 community members present for the public hearing including the 2 property owners and their lawyer. Chairman Meyer presented the variance to the attendees of the public hearing and the Zoning Board Members. The area variance application is for a front setback, on an existing single-family residence in which the homeowners would like to rehab and remodel the existing structure. The lawyer representing the homeowners, Anthony Serianni, stated that nothing will change, it will still be a single-family residence. The most cost-effective solution to the owners is to rehab/remodel the current structure vs. demolishing it completely and building from scratch. The work will be done by Whitney Keppler and Jason Cramer, owners. Henry Jones, neighbor, stated that he is in favor of them fixing the home, as it is now, there animals running in the yard during the daytime and he has grandkids out playing. It's an eye sore, if we stop them from fixing it up, it's only going to get worse. Another neighbor, Joe Hufford, representing home owner Gary Powell also feels it's best to fix it up. Chairman Meyer explained that we have to look at the variance and compare to what the Town of Ridgeway Zoning Regulations subject to section 619 paragraph B state- requirements for dwellings, specifically in regard to basement/foundations. At present this does not meet the requirement per TOR regulations. Exchange continued back and forth between the ZBA Members, Code Enforcement Officer, Towns Attorney, homeowners, their attorney and 2 neighbors. It was agreed that the

foundation was the main concern. The area variance applicants agreed that they would get the foundation checked out by a structural engineer. Chairman Meyer stated we needed a set of plans, stamped by a structural engineer, indicating the status of the foundation. This has to be made to conform to TOR regulations. Reminders were given that they needed to remove all bug infested beams, trusses need to be replaced with stamped and approved trusses, and follow NYS code as well. This is the Code Enforcers job to ensure both the state and town regulations are followed. As for the wild animals running; mowing the lawn would help. The owners stated they would have it mowed by Friday 8/4/2023. After a bit more discussion, it was determined a use variance would be needed and that if the homeowners could get a set of stamps plans for the foundation, we could re-convene at the next meeting (continue public hearing) to determine approval of area variance. If they cannot be obtained by the September meeting, this application would be denied due to the time constraint put on variance decisions. This is 62 days from time of public hearing. All parties were in agreement to keep the public hearing open until September 5, 2023 as more information is needed to make the decision. At this time, Chairman Meyer stated the public hearing would remain open until the next meeting September 5th, 2023 at 7:05pm.

Respectfully Submitted by
Joelle Brown
Zoning Board Clerk