

TOWN OF RIDGEWAY  
410 West Ave  
Medina, NY 14103  
PLANNING BOARD MINUTES  
July 6, 2022

MEMBERS PRESENT:

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

Others Present

Jason Raduns- Code Enforcement  
Tony Moule  
Tina Moule  
Eric Watson

CALL TO ORDER:

Chairman Fenton opened the meeting with *Pledge of Allegiance* at 7:01 pm

APPROVAL OF THE AGENDA:

Chairman Fenton called for a motion to approve the July 6<sup>th</sup>, 2022 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 May 4<sup>th</sup>, 2022 meeting. (June meeting was cancelled) Motion was made by Richard Fisher to accept the minutes as written; second by Tim Elliott. All were in favor and the motion was carried.

Chairman Fenton called for the approval of public hearing minutes for the April 6<sup>th</sup>, 2022 and May 4<sup>th</sup>, 2022 meeting. Motion was made by Kathy Blackburn to accept the minutes as written; second by Tim Elliott. All were in favor and the motion was carried

COMMUNICATIONS:

A reminder to get your annual training done. There will be an upcoming training September 28<sup>th</sup>, 2022 in Canandaigua thru the Association of Towns.

NEW BUSINESS:

SUP/Site plan review Application for 2808 Oregon Road, Lyndonville. Tony and Christina Moule would like to connect the two ponds already on the property. The pond is still under 1 Acre. Chairman Fenton suggested contacting Jim Bensley at the county to see if it needs to go to the county planning board, and to see if it will flow properly once connected as well as check elevation/slope etc. Tim Elliott will do the

site plan review. Jason Raduns, code enforcement officer, will contact the county planning board. The board agreed to bring back next month once the above is completed.

Eric Watson is proposing plans for a campground on Horan Rd. He has a contingency offer to buy this 10.3-acre property. He wanted to see if the town would allow/entertain the proposal before purchasing the property. Currently it is a non-conforming lot/flagship lot. There is approx. 108' of road frontage. (Needs 150'). It is 10.3 acres (minimum is 10 acres) Looking at both RV/tent sites as well as cabins- (is willing to drop the cabins). Would like to do 16-17 sites per acre vs required 10 per acre listed in the zoning regs. Board stated he has two options- 1 being purchase land next to it to make it a conforming lot or get a variance for frontage thru the Town's Zoning Board. Either of these would need to happen before he could move forward. The Planning Board did say they would consider the proposal once road frontage issue was settled.

OLD BUSINESS:

Special Use Application for Borrego Solar Project 2668 Swett Road, Lyndonville. No further movement at this time

Chairman Fenton asked if there were any other concerns, since there were no other concerns, 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 7:55pm.

Next meeting is scheduled for August 3, 2022 at 7:00 pm.

Respectfully Submitted by  
Joelle Brown  
Planning Board Clerk