Present: Zoning Board Members – Chairman William Bridson, Everett Taylor, Robert Graham, John Bouchard, Dom Paz; Richard Williams – Town Attorney; Beth Hart – Zoning Clerk; Joe Catalano – Town Councilman; and Jason Ruffell; and 10 members of the public.

Chairman Bridson called the meeting to order at 7pm and led the Pledge of Allegiance.

Minutes

Mr. Paz moved to approve the minutes from February 7, 2018, Mr. Taylor seconded.

William Bridson         Aye
Everett Taylor          Aye
Robert Graham           Aye
John Bouchard           Aye
Dom Paz                 Aye

Vote 5 Ayes, 0 Nays.

2011 Ridge Road

The application Tim, Kim and Colton Strickland requesting approval of a special permit to establish a core fitness and wellness center as indoor recreation at 2013 Ridge Road. The property is owned by Grutz Properties LLC and zoned B.

Tim Stickland mentioned that he had Rick Peets, a home inspector, come to inspect the floor of the building. They have revised the area and moved the free weights to the back room. There are 2’X12’ floor joists including a steel I beam to reinforce the flooring. DOH applications still need to be addressed and the Environmental study has been started. We will be working on that once we have purchased the property. Core Fitness will be working with the Strickland’s to help get them up and running. Parking will be in the north, south of Ridge Road, along with parking on Ridge Road. Hours will be from early morning to late evening and hopefully will be open round the clock.

Councilman Graham was concerned the weight of the floor could not handle the weight of the equipment and occupancy. Mr. Graham felt that we would need an engineer to verify that the structure of the building can hold the weight of the equipment and occupants. Other board members concurred.

At its regularly scheduled meeting on February 28, 2018, the Wayne County Planning Board reviewed the above referenced referral and recommended approval of the Preliminary/Final Site with the following comments:

1) all necessary local and NYS Permits and/or requirements/regulations must be obtained/followed (e.g. NYS Department of State – licensing of Health Club Services and NYS Uniform Fire Prevention and Building Codes),

2) property use/development should proceed in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of an item such as property maintenance, particularly given that the parcel is located on the highly traveled Ridge Road and

3) traffic generating characteristics of the business and how they relate to times such as proposed parking area(s), building location, driveway location, ext., should be determined/delineated.

Chairman Bridson asked for public comment, there were none.

The public hearing was closed.
The Ontario Zoning Board of Appeals grant to the above Applicant represented, a Special Permit to establish a core fitness and wellness center as indoor recreation, at the above location and bearing the above Tax Parcel number.

The within Resolution follows a Public Hearing held on March 14, 2018 and the review by the Board of all written and oral submissions, together with due deliberation and consideration.

This application is a Type II action under Section 617.5 and, therefore, is not subject to environmental review under SEQRA and this application is a local matter.

The within Resolution is based upon the following specific Findings of Fact and subject to the following Specific Conditions:

Findings of Fact

1) The land use or activity is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.
2) The existence of the proposed land use activity will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
3) The proposed land use or activity will be reasonably compatible with adjoining development and the implied character of the zoning district where it is to be located. building codes.
4) Adequate landscaping and similar screening will be provided.
5) Adequate off-street parking and loading will be provided, and ingress and egress are so designed as to cause minimal interference with traffic on abutting streets.
6) The proposed development will minimize erosion and will not result in increased surface water runoff on abutting properties.
7) Existing roads and utilities serving the proposed development shall be adequate so that provision for needed upgrading is satisfactory.
8) The proposed use or activity will conform to applicable Town, county, state and federal regulations.
9) Subject to specific requirements, if applicable, under Section 150.43R.

Conditions of Approval

This Board, in granting the within application, hereby imposes the following specific conditions:

1) This permit is granted only for the plans submitted and prepared by Tim Strickland and dated February 14, 2018.
2) A building permit be drawn within one year from this date.

The within Resolution was moved by Zoning Board Chairman Bridson, seconded by Mr. Graham, and voted as follows:

William Bridson Aye
Everett Taylor Aye
Robert Graham Aye
John Bouchard Aye
Dom Paz Aye

Vote 5 Ayes, 0 Nays.
Approved by the Zoning Board of Appeals on March 14, 2018.

Mr. Graham moved to adjourn the meeting. Mr. Taylor seconded the motion.

Meeting adjourned at 7:50 pm.

Beth Hart
Secretary, Zoning Board of Appeals