

PUBLIC HEARING -TOWN OF SHELBY

Meeting is live streamed. You may see complete meeting on the Town of Shelby website page.

Proposed Local Law #1 of 2024- LOCAL LAW TO AMEND THE TOWN ZONING LOCAL LAW AND ZONING MAP

April 9, 2024

6:00 PM

Present: Scott Wengewicz, Supervisor  
Steve Seitz, Councilman  
Ed Zelazny, Councilman  
Jeff Schiffer, Councilman  
Linda Limina, Councilwoman  
Darlene Rich, Town Clerk  
Claude Grimes, Constable  
Dan Wolfe, Code Enforcement Officer  
Kirk Myhill, Planning Board Chairman

Others	Michael Rich	Sharlene Pratt
	Alan Bushover	Leona Weese
	Alana Koneski	John Pratt
	Jim Heminway	John Parada
	James Zelazny	

Public Hearing was called to order at 6:00 PM  
Pledge to the Flag.

Purpose of the Public Hearing- To hear comments for and against the proposed Local Law #1 of 2024 “A Local Law amending certain provisions of the Town of Shelby Zoning Local Law and Zoning map”

Supervisor said this is proposed Local Law 1-2024 to “Amend the town zoning local law on the zoning map”. The proposed local law would amend the zoning classification of 11697 Sanderson Road, Medina, NY 14103, tax parcel number 91.-1-16 from Agricultural Residential District to General Business District to expand its uses. A complete copy of proposed Local Law no. 1 is available on the town’s website. Meeting is open will take comments for or against this proposed local law.

Public Comments: John Pratt- Asked if the property sustains itself on a well. He asked if the new water line being put down that road was partly for them.

Dan Wolfe- Code enforcement officer for the Town of Shelby- Thinks public water will go to that place. This particular parcel has been Lapp Express since around 1958. It's a 2 ½ acre parcel and the only structure on that parcel is a truck terminal. It became WJW Trucking after Lapp Express. It's been closed down for a few years.

Kirk Myhill -Planning Board Chairman – there was another trucking outfit that was in there maybe 5 or 6 years ago. They have not been there for possibly the last 2 years so it is sitting vacant right now. Many meetings were held with the planning board and it was recommended to the town board that the zoning be changed from residential to General business which would allow more permitted uses under our current zoning regulations. A truck terminal would not have been permitted there. It's been closed down for more than a year, they could not apply for a special use permit for a truck terminal because it would not be permitted. Think it was an oversight on the Town of Shelby years ago and it should have been changed years ago to General Business. Many places have been rezoned to General Business years ago and why this was not rezoned General Business we can't figure it out and thought it be best to rezone it to allow for more permitted uses. Dan said he would entertain any questions and try to answer them.

Alana Koneski- Asked if there had been any interest. Dan said there has been some perspective people who came to the Planning Board.

Ed Zelazny-So when you rezone, is it going to be able to be used as original intent or can you open a truck terminal. Dan said it could be used as a truck terminal with a special use permit.

Alana Koneski-Would the trucks be allowed to go down Sanderson Road. Dan said that would be a part of the site plan review. There were some concerns about that. There is a drive way at the bottom of that parcel going right out onto Maple Ridge Road so I am sure that would be discussed. Changing it to General Business would open up the door for a lot more permitted use.

Kirk Myhill had an answer for John's question about water. The town does not serve water to them. They may get it out of district from the village.

After no other comments motion by Limina, seconded by Zelazny to close the public hearing at 6:12 PM

Respectfully submitted,

Darlene A. Rich, MMC, RMC

Town Clerk