

Town of Sheldon
Zoning Board of Appeals
July 24, 2025

Chairman: Walt Youngers

Board Present: Barb Logel, Bill Harvey, Mike Pfohl and Ken Beglinger

Recording Secretary: Kate Bulera

Also present: Supervisor Brian Becker, Town Clerk Carol Zittel and Councilman Jim Fontaine

A signed list of all present is on file in the Town Clerk's office.

The Zoning Board of Appeals meeting was called to order at 6:03 pm by Chairman Walt Youngers. He led us in the pledge to the flag.

A motion was made by Bill Harvey to go into executive session to discuss the legal findings with Eli McWhinney, legal counsel from the town attorney's office. He has also invited Kate Bulera, Carol Zittel, and Eli McWhinney. The motion was seconded by Mike Pfohl.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried

They entered executive session at 6:07 pm and returned at 6:27pm.

A motion was made by Barb Logel to end executive session at 6:28pm and seconded by Bill Harvey.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried

Eli McWhinney spoke to the gallery on behalf of the ZBA. He started off by introducing himself. On behalf of the board, he again reviewed the process it will take for this application by the Legion. The first board is in front of the ZBA, in regard to the variance for road frontage. The town requires 200 feet and the application is asking it to be set back to 105 feet. If the ZBA approves this variance, it will then go in front of the Planning Board for a Special Use Permit. Then if the Planning Board recommends it to the County Planning Board for comments. At that time comments come back, and the Planning Board would recommend it to the Town Board who has final approval.

Eli then went on to express how the ZBA would like to hold another Public Hearing in August for the Legion's request. The board would like another hearing because we only just received the site plan at the June 17th meeting and the last Public Hearing for this project was in April. We want to allow all community members an opportunity to view and hear the new plans. The map we received in June amended the original application. New mailings would need to be sent out

by the Legion for this new public hearing by certified mail or door to door communication. Provided those community members with copies of the new plans and blueprints.

The board thanks Mr. McWhinney for being here and communicating to the gallery.

Mr. Swan expresses that he has a lawyer and would like contact information for Mr. McWhinney to pass on to his lawyer.

Mike Pfohl made a motion to set the date of the Public Hearing for the Legion application. It was seconded by Walt Youngers.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried

The Legion asked as a courtesy if the board could try to come to a decision at the Public Hearing on August 19, 2025.

A motion to adjourn the July 24, 2025 Zoning Board of Appeals meeting was made by Ken Beglinger and seconded by Mike Pfohl.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried

Next Meeting is August 19, 2025 at 6pm.