

**REGULAR MEETING
SHELDON PLANNING BOARD
June 10, 2026**

The Regular Meeting of the Sheldon Planning Board held on June 10, 2026 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Thomas Jorgensen at 6:02 pm.

Planning Board Members: Don Pawlak, Bob Graham and Thomas Jorgensen
Absent: Wayne Abbott, Debbie Kirsch
Recording Secretary: Town Clerk Kate Bulera
Also present: Deanne Simers, Zoning Officer Nicole Grover, Supervisor Becker, Missy Kehl, Robert Ernest, Warren Boxler and Dave Boxler

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

Minutes

A motion was made by Don Pawlak and seconded by Thomas Joegensen to accept the minutes from the April 08, 2026 meeting.

Ayes: (3) Pawlak, Graham, Jorgensen Absent: (2) Abbott and Kirsch Nays: (0) Motion Carried

Land Separation – Missy Kehl

Missy Kehl was present with her application to separate off two acres from 72.8 acres on a vacant lot at 3639 Dutch Hollow Road. She presented a sketch plan of the property. It is currently zoned agricultural. The house would be at the top of the hill before the field starts. There is 200 feet of road frontage. The board has no questions and moves to vote.

A motion was made by Don Pawlak and seconded by Thomas Jorgensen to approve the land separation for Missy Kehl.

Ayes: (3) Pawlak, Graham, Jorgensen Absent: (2) Abbott and Kirsch Nays: (0) Motion Carried

Land Separation – Robert Ernst

Robert Ernst was present with a completed application to request a land separation at 2974 Dutch Hollow Rd. He would like to take 2.010 from 6.13 acres. The remaining acreage would be merged with an existing lot. Board only had a question on exact location of the separation as the maps were hard to decipher. Seeing no other concerns the board moved to vote.

A motion was made by Don Pawlak and seconded by Thomas Jorgensen to approve the the land separation for Robert Ernst.

Ayes: (3) Pawlak, Graham, Jorgensen Absent: (2) Abbott and Kirsch Nays: (0) Motion Carried

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Boxler Site Plan

Warren Boxler was present to answer questions from the board about the wedding venue site plan located at 2369 Rt. 20A. Boxler has had to go through the ZBA for two variances on the property. One was a pond and the other was a use variance. Those have been approved by the ZBA. Questions from the board regarded safety and if they have all the proper requirements done with the County. Hours of operation will be 7am- 10 pm. After reviewing the maps, the board moved to vote.

A motion was made by Thomas Jorgensen and seconded by Don Pawlak to refer the Boxler Special Use Permit to the Town Board for setting the Public Hearing and approval.

Ayes: (3) Pawlak, Graham, Jorgensen Absent: (2) Abbott and Kirsch Nays: (0) Motion Carried

Adjournment

A motion to adjourn the meeting was made by Don Pawlak and seconded by Thomas Jorgensen at 6:34 pm.

Ayes: (3) Pawlak, Graham, Jorgensen Absent: (2) Abbott and Kirsch Nays: (0) Motion Carried