

**REGULAR MEETING
SHELDON PLANNING BOARD
November 12, 2025**

The Regular Meeting of the Sheldon Planning Board held on November 12, 2025 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Board Member Mary Kehl at 6:00 p.m.

Planning Board Members: Debbie Kirsch, Don Pawlak, Mary Kehl and Kathy Roberts
Absent: Wayne Abbott
Recording Secretary: Kate Bulera
Also present: Wyoming County Zoning Officer Don Roberts, Mark and Tracy Schork.

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

Minutes

A motion was made by Debbie Kirsch and seconded by Don Pawlak to accept the minutes from the October 08, 2025 meeting.

Ayes: (4) Pawlak, Kirsch, Roberts, Kehl Absent: (1) Abbott Nays: (0) Motion Carried

Windy Brew Special Use Permit

Mark and Tracy Schork were present for the meeting tonight and addressed the board. They are purchasing Windy Brew. They are looking to reside at 733 Route 20A and run Windy Brew. Don Roberts informed the board that nothing would be changing from the current SUP to theirs. Below is the listed conditions of the current SUP Mark and Tracy plan to follow:

- There will be no parking permitted on Route 20A
- Mark and Tracy Schork will both be listed on the special use permit
- Must maintain compliance with all Wyoming County Building and Health Department Codes.
- All alcohol must be consumed according to the NYS liquor Authority permitted parameters.
- Days and Hours of Operation are as follows:
 - Wednesday 4:00pm – 10:00pm
 - Thursday 4:00pm – 10:00pm
 - Friday 2:00pm – 10:00pm
 - Saturday 12:00pm – 10:00pm
 - Sunday 12:00pm – 6:00pm
- Special Use Permit is subject to annual review by the Planning Board
- Lighting on signage must be turned off at close of business
- Noise levels must not be obstructive to neighboring properties
- New Building erected in October of 2019 will be used only for storage/fermentation- not public use or gathering.
- The Planning Board must be notified of any changes in operation of this business.
- Annual Compliance Inspection- The Zoning Officer shall inspect the premises of a use authorized and approved with a special use permit not less than one time

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every two calendar years. The inspection shall determine that the use is being operated consistent with the terms and conditions established by the Town Board in approving the permit. If the Zoning Officer determines that the conditions are not in compliance with the permit, the Zoning Officer shall nullify the Special Use Permit and set forth the procedures and requirements for re-establishing the use. The use may not be operated until a new application is submitted and approved.

- At an October 16, 2019 meeting, the Town Board notes for the record that any future expansions will be difficult to satisfy on this particular parcel.

The board is very concerned with the parking and has advised Mark and Tracy to be very aware of 20A and not parking on the shoulder of it. The proposed deck space that is on the application is from an old site plan. The Board saw no further issues.

A motion was made by Debbie Kirsch to refer to the Town Board for review and Public Hearing date is set for the December 17, 2025 Town Board meeting. Kathy Roberts seconded the motion.

Ayes: (4) Pawlak, Kirsch, Roberts, Kehl Absent: (1) Abbott Nays: (0) Motion Carried

There were no further agenda items. The board went into a work session for the proposed zoning law at 6:20pm

Adjournment

A motion was made by Don Pawlak and seconded by Kathy Robert to adjourn the November 12, 2025 meeting of the Sheldon Planning Board at 8:08pm .

Ayes: (4) Pawlak, Kirsch, Kehl, Roberts Absent: (1) Abbott Nays: (0) Motion Carried