

**REGULAR MEETING
SHELDON PLANNING BOARD
July 08, 2026**

The Regular Meeting of the Sheldon Planning Board held on July 08, 2026 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 6:04pm.

Chairman:	Wayne Abbott
Planning Board Members:	Bob Graham, Debbie Kirsch, Sue Metz Horst, Thomas Jorgensen
Absent:	Don Pawlak
Recording Secretary:	Town Clerk Kate Bulera
Also present:	Zoning Officer Nicole Grover, Robert Ernest, Brad Almeter and his daughter Chole

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

Minutes

A motion was made by Bob Graham and seconded by Thomas Joegensen to accept the minutes from the June 10, 2026 meeting.

Ayes: (5) Graham, Jorgensen, Abbott, Metz Horst, Kirsch Absent: (1) Pawlak Nays: (0) Motion Carried

Land Separation – Robert Ernst

The Board wanted to revisit this land separation for Ernst from last month. When Chairman Abbott was going to sign the maps, Thomas Jorgensen was asked to review it as he was at the meeting. Upon review there is a barn on the corner of the lot that will be merging with his other parcel. The new property line is only 16 feet and not 25 feet from the said new property line In order to be in compliance with the zoning laws, the surveyor will need to correct the map to show a new property line 25 feet from the barn. The board has asked that Mr. Ernst present the board with new maps from the surveyor at the August meeting.

Land Separation – BreezyHill Farms

Bradley Almeter is here to represent BreezyHill Farms in the land separation at 680 Centerline Rd, Strykersville. They would like to separate off 4.5 acres with the house and barns from the remaining tax parcel 78.-1-23.1. It has gas well only leading to that home. Has well and septic and 200 feet of road frontage. A survey was presented to the board.

**REGULAR MEETING
SHELDON PLANNING BOARD
July 08, 2026**

A motion was made by Debbie Kirsch and seconded by Bob Graham to approve the land separation for Breezyhill Farms.

Ayes: (5) Graham, Jorgensen, Abbott, Metz Horst, Kirsch Absent: (1) Pawlak Nays: (0) Motion Carried

Adjournment

A motion to adjourn the meeting was made by Debbie Kirsch and seconded by Thomas Jorgensen at 6:30 pm.

Ayes: (5) Graham, Jorgensen, Abbott, Metz Horst, Kirsch Absent: (1) Pawlak Nays: (0) Motion Carried