

**SPECIAL MEETING
SHELDON ZONING BOARD OF APPEALS
February 18, 2025**

Present

Zoning Board Members: Walt Youngers, Chairman; Barb Logel; Ken Beglinger; Mike Pfohl; Billy Harvey
Recording Secretary: Town Clerk Carol Zittel
Also present: Zoning Officer Jenna Marley; Applicants Warren Boxler, Ella Boxler, David Boxler; Resident Ed Logel

The purpose of tonight's meeting was to present three variance applications from Boxler Maple Farm LLC for preliminary review and referral to the Wyoming County Planning Board.

Sign Permit

A sign permit is required from the NYS Department of Transportation (DOT). Warren Boxler provided the Town Clerk with a copy of the NYSDOT application permit for temporary use of state property. The DOT has not formally approved it. Warren Boxler indicated that it was tentatively approved by the DOT.

Three Variances from the Town Required

1. To operate a business (an ice cream shop) in a non-commercial zoning district (Use variance) The Boxler building is 200 ft. outside of the commercial zone.
2. To install a digital sign (digital signs are not permitted in Zoning law) (Use variance)
3. To install a sign that is larger than permitted by Zoning law (Area variance) 32 feet is permitted, this sign is 37 feet

Zoning Officer Jenna Marley noted that there are other digital signs in the Town that were erected prior to Wyoming County being appointed as the Town's zoning office. The Varysburg Fire Department, the American Legion and Byrnclyff have digital signs.

Mr. Boxler noted that a pond needs to be installed in order to install a sprinkler system. The Boxler's had considered being added to the Varysburg Water District, however, Warren Boxler noted that it was too expensive and thereby decided against it.

Referral to Wyoming County Planning

A motion was made by Billy Harvey and seconded by Walt Youngers to refer the three variance applications to the Wyoming County Planning Board.

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

ZBA Public Hearing

A motion was made by Billy Harvey and seconded by Walt Youngers to schedule a ZBA public hearing on March 18, 2025 at 6:00 p.m. at the Sheldon Town Hall to allow for public comment on the variance applications.

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

Adjournment

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At 6:25 p.m. a motion was made by Mike Pfohl and seconded by Barb Logel to adjourn the February 18, 2025 meeting of the Town of Sheldon Zoning Board of Appeals.

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