

**REGULAR MEETING
SHELDON PLANNING BOARD
May 14, 2025**

Planning Board Members: Debbie Kirsch, Don Pawlak, Kathy Roberts, Mary Kehl
Absent: Wayne Abbott, Jeff Nixon
Recording Secretary: Kate Bulera
Also present: Supervisor Brian Becker, Carol Zittel and Wyoming County
Zoning Officer Don Roberts

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

Prior to the meeting being called to order, Supervisor Becker informed the gallery and board members that Councilmen Fontaine had recanted his letter and statement opposing the American Legion's proposal.

Mary Kehl called the meeting to order at 6pm and the pledge was said.

Minutes

A motion was made by Kathy Roberts and seconded by Debbie Kirsch to accept the minutes from the April 09, 2025 meeting.

Ayes: (4) Pawlak, Kirsch, Kehl, Roberts Absent: (2) Abbott, Nixon Nays: (0) Motion Carried

Schwab Land Separation

The land separation application submitted by Daniel Schwab. He was present to speak about the application. The missing information on the application has been provided to the board. The Zoning Board of Appeals passed a variance for the property at 1461 Perry Road, North Java, NY 14113. The variance allows for a setback of 20 ft. not 25 ft from the barn and a lot size of 1.5 acres not the required 2 acres.

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to accept the variance from the ZBA.

Ayes: (4) Pawlak, Kirsch, Kehl, Roberts Absent: (2) Abbott, Nixon Nays: (0) Motion Carried

The second application for Mr. Schwab is for normal land separation. The new lot will be 6.84 acres and has 200 ft. road frontage. The board has no further questions or concerns.

A motion was made by Debbie Kirsch and seconded by Don Pawlak to approve the application for the land separation for Schwab.

Ayes: (4) Pawlak, Kirsch, Kehl, Roberts Absent: (2) Abbott, Nixon Nays: (0) Motion Carried

Open Discussion about American Legion

The following is not verbatim but reflects the discussion had with the board about the American Legion project.

**REGULAR MEETING
SHELDON PLANNING BOARD
May 14, 2025**

Mary Kehl asked for an overview from Lorne Lemieux in regard to the plan for the donated land to the American Legion.

Lorne Lemieux: I want to thank the board for having us and hearing our plans. I want to first say that the letter provided to the ZBA from Ray Swan can't be further than the truth. It's BS and again holds no truths in it. We have packets for the board to see what our plan with the space is. Did have the full site plan completed for the application, just received it before the meeting and no time to provide needed information.

We want to provide a community space to enrich our town. We want to honor the women who were killed in action. Nothing like it in the country. We would have the first memorial.

Mary Kehl: The legion has always been very active in the community and has wonderful events. Thank you for all that you do.

Lorne Lemieux: We just donated to a family of two young boys when their mother died.

We also transport vets to appointments.

To us the community comes first.

If we need to install a privacy fence for the neighbors we will.

Once the word gets out about the first memorial for women killed in action, we expect national donations to come in.

Debbie Kirsch: Please give us an idea of what thoughts you had for the community center you want to include.

Melissa Lemieux: We would hopefully be able to provide classes to the community. Examples given were tech for the elderly, caregiver courses, suicide prevention and many more. Sky is the limit.

Debbie Kirsch: What about parking and what are the hours of the community space. Would you rent the community hall?

Loren Lemieux: We are thinking 10am- 10pm. Yes, we would rent the space.

Don Pawlak: What happens to the old post?

Loren Lemieux: We have two interested parties who would like to purchase it.

Mark Kehl: Thank you for coming and providing us with information. It will be decided on by the ZBA.

Carol Zittel: The ZBA has sixty-two days from their last meeting to make a decision. The last meeting was on April 15, 2025.

Open Discussion of Proposed New Zoning Law

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The following is not verbatim. Highlights of the discussion have been included.

Supervisor Becker: 90 % of the old law is in the new law. Please review the new again and compare with old and indicate what is the new. How are you able to indicate that for people?

Mary Kehl: Debbie Kirsch should be the point on how we handle the changes and go about this process again.

Debbie Kirsch: I suggest highlighting new progress and indicating in the mins the exact items covered in our work sessions.

Supervisory Becker: Just to get it straight, you will work on normal business first at regular meetings then allow for time after to work on the law? Also, if additional days are needed to work on the law we need to publish those dates ten days in advance.

Mary Kehl: Wants to enter into our minutes that Supervisor Becker has in no way influenced the laws we have been working on for seven years now. He has not advised the board in any way or helped with any of the new zoning laws.

Supervisor Becker: You as a board don't need me to oversee you. You have all be chosen for the board because of how you can conduct yourselves and get the job done. The board is rather balanced.

Debbie Kirsch: Let's set a meeting to work on the zoning laws for June 4, 2025 at six pm. Then our normal meeting June 11th. Expect to work on the laws at both meetings.

Adjournment

A motion was made by Don Kirsch and seconded by Kathy Roberts to adjourn the May 14, 2025 meeting of the Sheldon Planning Board.

Ayes: (4) Pawlak, Kirsch, Kehl, Roberts Absent: (2) Abbott, Nixon Nays: (0) Motion Carried