

The January 2024 mtg
was a work session on
the new zoning law held at
Wyo Cty Bldg + Codes. No minutes
taken.

No February meeting or
March meeting was held.

**REGULAR MEETING
SHELDON PLANNING BOARD
APRIL 10, 2024**

The Regular Meeting of the Sheldon Planning Board held April 10, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 6:00 p.m.

Present: Chairman Wayne Abbott
Planning Board Members: Kathy Roberts, Debbie Kirsch, Jeff Nixon
Recording Secretary: Town Clerk Carol Zittel
Absent: Mary Kehl, Don Pawlak, Kate Meyer
Also present: Mason Meyer, Attorney representing the Perl Farm; Bruce Perl; Deanne Siemer arrives 6:25 p.m.

Minutes

The minutes from the February meeting have not been received as Planning Board Secretary, Kate Meyer, is absent from tonight's meeting. The Board will review them next month.

County Zoning Report

A copy of the County Zoning Report was distributed via email prior to the meeting and hard copies distributed tonight.

Land Separation – Property Owners Paul & Bernice Perl & Lee and Amy Perl

A completed land separation application was submitted to the Town Zoning Officer by the Bernice/Paul Perl and Lee/Amy Perl to separate off 1.54 acres of land from SBL# 79.-1-39.211 and transfer it to Bruce Perl. Bruce Perl owns two parcels of land; one parcel is 1.894 acres and the other is 1.566 acres. The addition of 1.54 acres will give Bruce Perl five acres total which will be enough to own a horse per Town Zoning Law. The Planning Board requests that all three of the parcels owned by Mr. Perl be merged together. There was some discussion on how this would affect the zoning designation of the property as Mr. Perl's business is zoned commercial. After review of the zoning map, it was determined that all three parcels will still be zoned commercial. Mr. Perl was concerned with how this would affect his taxes. Mr. Meyer will work with Wyoming County Real Property and Wyoming County Zoning & Codes to have the newly merged property designated correctly.

Approval of Land Separation

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to approve the land separation application of the Perl property with the stipulation that Mr. Bruce Perl merge all three parcels into one.

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

Chairman Abbott signed the mylars and map copies for Mr. Mason.

Resident Deanne Siemer arrives at 6:25 p.m.

Next Meeting

**REGULAR MEETING
SHELDON PLANNING BOARD
APRIL 10, 2024**

The Planning Board would like to meet next month with Don Roberts for an update on the new zoning law regardless if there are agenda items. Debbie will reach out to Don.

Adjournment

At 6:45 p.m. a motion was made by Debbie Kirsch and seconded by Jeff Nixon to adjourn the April 10, 2024 meeting of the Sheldon Planning Board.

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

Next Meeting: May 8, 2024 at 6:00 p.m.

**REGULAR MEETING
SHELDON PLANNING BOARD
May 08, 2024**

The Regular Meeting of the Sheldon Planning Board held May 8, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Mary Kehl at 6:00 p.m.

Present: Mary Kehl
Planning Board Members: Kathy Roberts, Debbie Kirsch, Don Pawlak
Recording Secretary: Kate Meyer
Absent: Jeff Nixon and Chairman Wayne Abbott
Also present: Nicole Grover, Zoning Officer and Town Supervisor Brain Becker

Minutes

April minutes were reviewed. A correction will need to be made because there was not a meeting in February. A motion was made to accept the April minutes with correction by Debbie Kirsch and seconded by Kathy Roberts.

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

Zoning Officer Report

The Board reviewed the Zoning Officer's monthly report.

Land Separation – Debra Bartz

Jeff Erickson has an application for a land separation on behalf of Debra Bartz. Debra Bartz would like to divide one parcel with 249.97 acres into three parcels. The board has a concern in the matter of road frontage and if all parcel is sold that future owners will be aware of there not being enough per parcel. Also how will the farmer get access to the bunks in the back? Based on the maps provided, the board would like further clarification on the road frontage on the west side of the property. One parcel will need to add what appears to be 39 feet to meet the requirement. Also the board would like applicant to have consideration for acreage used for farming in the future.

A motion was made by Debbie Kirsch and seconded by Mary Kehl to table the application due to more information on the road frontage and resurveyed maps.

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

Adjournment

At 6:17 p.m. a motion was made by Debbie Kirsch and seconded by Mary Kehl to adjourn the May 08, 2024 regular meeting of the Sheldon Planning Board.

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

New Zoning Law

The board had a work session on the laws immediately following the meeting. It lasted until 8:30 pm. Headway was made.

**REGULAR MEETING
SHELDON PLANNING BOARD
JUNE 12, 2024**

The Regular Meeting of the Sheldon Planning Board held June 12, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 6:00 p.m.

Present:	Chairman Wayne Abbott
Planning Board Members:	Kathy Roberts, Debbie Kirsch, Don Pawlak
Recording Secretary:	Town Clerk Carol Zittel
Absent:	Jeff Nixon, Mary Kehl, Kate Meyer
Also present:	Nicole Grover, Zoning Officer and resident Deanne Siemer

Minutes

Kate Meyer was not present at tonight's meeting so the minutes were not distributed. The board will review the May minutes at the July meeting.

Zoning Officer Report

The Board reviewed the Zoning Officer's monthly report.

Land Separation – Todd and Anne Keem

The board reviewed a land separation application submitted by Todd and Anne Keem, 2009 Folsomdale Rd. The Keems are separating off 2.026 acres. A survey and map were submitted with the application. Wayne Abbott asked if there were any buildings on the property, to which Nicole Grover replied, no, it is just vacant land.

A motion was made by Don Pawlak and seconded by Debbie Kirsch to accept the application from Todd and Anne Keem and to approve the land separation.

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

New Zoning Law

The board had a brief discussion on the proposed new zoning law noting that the definition of the word 'farm' that Ms. Siemer provided seemed appropriate.

Adjournment

At 6:30 p.m. a motion was made by Kathy Roberts and seconded by Don Pawlak to adjourn the June 12, 2024 regular meeting of the Sheldon Planning Board.

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

**REGULAR MEETING
SHELDON PLANNING BOARD
JULY 10, 2024**

The Regular Meeting of the Sheldon Planning Board held July 10, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 6:01 p.m.

Present:	Chairman Wayne Abbott
Planning Board Members:	Kathy Roberts, Debbie Kirsch, Don Pawlak
Recording Secretary:	Town Clerk Carol Zittel
Absent:	Jeff Nixon, Mary Kehl, Kate Meyer
Also present:	Amy Meisner and Deanne Siemer

Minutes

Kate Meyer was not present at tonight's meeting so the May minutes have not distributed. The board will review the May minutes at the August meeting.

A motion was made by Debbie Kirsch and seconded by Don Pawlak to approved the June 12, 2024 minutes.

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

Land Separation – Debra Bartz

Amy Meisner, daughter of the applicant Debra Bartz, was present at the meeting.

The land separation application and maps were distributed to the board. This land separation would create three parcels. One owned by Debra Bartz, one by Craig Bartz and one by Amy Meisner. Parcel #1 7.82 acres which would include Debra Bartz's home and the barn and garage, parcel #2 5 acres, parcel #3 the remainder of approximately 237.15 acres. All parcels would meet the acreage and road frontage requirements of Town zoning law.

Approval Land Separation – Debra Bartz

A motion was made by Don Pawlak and seconded by Kathy Roberts to approve the land separation application of Debra Bartz as submitted.

Ayes: (4) Abbott, Pawlak, Kirsch, Roberts Absent: (2) Nixon, Kehl Nays: (0) Motion Carried
Wayne Abbott, Chairman, signed the mylars and maps.

Zoning Law Revisions

Debbie reported that Don Roberts is still working on zoning law revisions and should have a copy for review for the August meeting.

Adjournment

At 6:35 p.m. a motion was made by Kathy Roberts and seconded by Debbie Kirsch to adjourn the July 10, 2024 meeting of the Sheldon Planning Board.

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

Aug mtg just zoning
2024

Workshop. no minutes

NO PB mtg in Sept 2024

**REGULAR MEETING
SHELDON PLANNING BOARD
October 09, 2024**

The Regular Meeting of the Sheldon Planning Board held October 09, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 6:00 p.m.

Present: Chairman Wayne Abbott
Planning Board Members: Kathy Roberts, Debbie Kirsch, Don Pawlak, Mary Kehl and Jeff Nixon
Recording Secretary: Kate Meyer
Also present: Nicole Grover, Zoning Officer, Town Supervisor Brain Becker, Deanne Seimer, Brian Herman, Rich Herman and Andrew Kibler

Minutes

May minutes were reviewed. As there was not a September meeting. A motion was made to accept the May minutes by Debbie Kirsch and seconded by Mary Kehl.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

Zoning Officer Report

The Board reviewed the Zoning Officer's monthly report.

Land Separation – Andrew Kibler

Andrew Kibler has an application for a land separation at 1715 Perry Road. It is a 100.8 acre plot that he would separate off 2 acres. The two acre plot will have 470 feet of road frontage. There is a home and once a barn on the 2 acres. On the 2 acre parcel there is a well in front of the home and septic behind the home by the cellar entrance. The barn has since been taken down. There is a back barn on the larger parcel 25 feet from the property line Andrew explained. The site map doesn't provide the barn or measures from property line.

A motion was made by Jeff Nixon and seconded by Debbie Kirsch to accept the land separation presented by Andrew Kibler on the contingency that the map is updated with the barn and measurements.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

Land Separation – Brian Herman

Brian Herman has an application for a land separation at 2438 Maxon Road. It is a 114 acre plot that he would like to split into three. The board has a concern of road frontage for the one plot. It was explained by Mr. Herman the plot in question will have 260 feet of road frontage. There are no structures on the original plot and it is all open land.

A motion was made by Don Pawlak and seconded by Mary Kehl to accept the land separation presented by Brian Herman.

**REGULAR MEETING
SHELDON PLANNING BOARD
October 09, 2024**

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

Zoning Law

The Board is ready to present the new Zoning Laws to the Town Board.

A motion was made by Jeff Nixon and seconded by Mary Kehl to refer the proposed zoning law to the Town Board for review.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

Adjournment

At 6:40 p.m. a motion was made by Don Pawlak and seconded by Mary Kehl to adjourn the October 09, 2024 regular meeting of the Sheldon Planning Board.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

**REGULAR MEETING
SHELDON PLANNING BOARD
November 13, 2024**

The Regular Meeting of the Sheldon Planning Board held November 13, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Mary Kehl at 6:06 p.m.

Planning Board Members: Kathy Roberts, Debbie Kirsch, Don Pawlak, Mary Kehl and Jeff Nixon
Absent: Chairman Wayne Abbott
Recording Secretary: Kate Meyer
Also present: Town Supervisor Brain Becker, Larry and Gary Hibschi

Minutes

October minutes were reviewed. A motion was made to accept the October minutes by Kathy Roberts and seconded by Jeff Nixon.

Ayes: (5) Kehl, Pawlak, Kirsch, Nixon, and Roberts Absent: (1) Abbott Nays: (0) Motion Carried

Zoning Officer Report

The Board reviewed the Zoning Officer's monthly report.

Land Separation – Hibschi Realty

Larry and Gary Hibschi are present to ask for the land separation at Perry Road. They would like to turn one parcel into three. The original parcel is 100.44 acres. The first parcel separated off would be 14.34 acres with 316.22 feet of road frontage. Second would be 33.4 acres with a road frontage of 405 feet. The remaining parcel would be 52.7 acres. The remaining lot has the house and driveway on it. The reasoning behind the application for separation is that they would like to sell the farm and retain the land for a future home. The board didn't find any concerns with the application.

A motion was made by Jeff Nixon to approve the Hibschi Realty land separation and seconded by Debbie Kirsch.

Ayes: (5) Kehl, Pawlak, Kirsch, Nixon, and Roberts Absent: (1) Abbott Nays: (0) Motion Carried

Zoning Law Timeline was discussed.

Adjournment

At 6:41 p.m. a motion was made by Mary Kehl and seconded by Don Pawlak to adjourn the November 13, 2024 regular meeting of the Sheldon Planning Board.

Ayes: (5) Kehl, Pawlak, Kirsch, Nixon, and Roberts Absent: (1) Abbott Nays: (0) Motion Carried

NO DEC 2024

Melting