

**REGULAR MEETING  
SHELDON PLANNING BOARD  
March 11, 2026**

The Regular Meeting of the Sheldon Planning Board held on March 11, 2026 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Debbie Kirsch at 6:15 pm.

Planning Board Members: Debbie Kirsch, Don Pawlak, Kathy Roberts and Thomas Jorgensen  
Absent: Wayne Abbott  
Recording Secretary: Town Clerk Kate Bulera  
Also present: Councilmen Jim Fontaine and Vince Kirsch

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

**Minutes**

A motion was made by Don Pawlak and seconded by Kathy Roberts to accept the minutes from the February 11, 2026 meeting.

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

Prior to the meeting both Mary Kehl and Kathy Roberts approached the Town Clerk to tender their resignations. Mary Kehl's was effective immediately and Kathy Roberts will attend her last meeting on April 8, 2026.

**Boxler Site Plan Timeline**

Warren Boxler has submitted to the Planning Board a Preliminary Site Plan Application. The property in question is his Maple Production site located at 2369 Route 20A, Varysburg, NY 14167. It is currently an ice cream shop and maple business. It is at the Zoning Board of Appeals for an area variance request on the pond.

It was brought to the board's attention Boxler is advertising to host weddings/parties this coming May. He has not received approval from the Town for his Site Plan. The board requested Warren be in attendance this evening to review a timeline of approval for the Site Plan. Below is the timeline discussed with Mr. Boxler.

- Public Hearing for Area Variance on the Pond (ZBA) – TBD – County Planning Board needs to review it first. At the public hearing if passed, then it will be referred to the Planning Board.
- Site Plan Review with the Planning Board – April 8<sup>th</sup> Pending ZBA date
- Referral for the Site Plan to the County Planning Board for review and comments. They hold their meetings on the first Monday of the month.
- Back to the Planning Board for review and referral to Town Board.
- Town Board then sets the Public Hearing date for the Site Plan.

- Public Hearing with the Town Board at the earliest June 17<sup>th</sup>.

Boxler wanted to see if there was a way we could move it faster and the board would like to help but due to protocol and how it needs to go through the process, we as a board can not preapprove or push it through faster.

He can advertise but not host any events till he has the approval of the town.

Warren informed the board he will be having a new survey done of the property for insurance purposes and they plan to install sprinklers in the future. He will have the operating hours of 7am to 10 pm lights are on till 11pm. Again, no kitchen is planned. He has no liquor license for the business.

He mentioned that he has plans to build four tiny homes on the property to accommodate overnight wedding guests. Now, the town doesn't have anything for this in the law. He would also like to build a chapel/ pavilion on the property too. All of this would require septic and water. So more variances?

Warren was then dismissed by the board at 6:57pm.

There were no further agenda items. The board went into a work session for the proposed zoning law at 6:58pm

### **Adjournment**

A motion was made by Debbie Kirsch and seconded by Thomas Jorgensen to adjourn the March 11, 2026 meeting of the Sheldon Planning Board at 8:03pm.

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