

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

The Regular Meeting of the Sheldon Planning Board held on February 11, 2026 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Debbie Kirsch at 6:03 pm.

Planning Board Members: Debbie Kirsch, Don Pawlak, Kathy Roberts and Thomas Jorgensen
Absent: Mary Kehl and Wayne Abbott
Recording Secretary: Town Clerk Kate Bulera
Also present: Zoning Office Nicole Grover, Councilmen Jim Fontaine,
Supervisor Brian Becker, Deanne Siemers and Harold Willens

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

Minutes

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to accept the minutes from the January 14, 2026 meeting with the correction on the date.

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

Boxler Site Plan Preliminary

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 a use variance request to change to a wedding venue. The Public Hearing is set for 2/25/26 with the ZBA for the use.

Nicole Grover was able to present to provide the board with preliminary information on the site plan. Based on the paperwork presented the board had the following concerns and questions.

- Will they need a SPU variance for the pond because based on current law they did not get proper paperwork before building the pond? Might need another variance because of property lines and pond location.
- Do they have liability insurance with a pond that close to a wedding venue?
- Is there a pending land separation? Maps show property lines indicating one.
- The maps don't show clear dimensions of boundaries lines or distances. Can that be clearer?
- Pump house?
- Hours of operation?
- Noise
- Can the application be clearer in what they are asking for in the statements?
- What are they doing or have done to make it into a venue?

- Occupancy?
- Did they install sprinklers?
- Do they have a kitchen?
- Will this be dual use?

A motion was made by Debbie Kirsch and seconded by Don Pawlak to table the Boxler Site Plan due to numerous questions that the board has listed above.

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

There were no further agenda items. The board went into a work session for the proposed zoning law at 6:51pm

Adjournment

A motion was made by Debbie Kirsch and seconded by Don Pawlak to adjourn the February 11, 2026 meeting of the Sheldon Planning Board at 8:21pm.

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