

**Regular Meeting**  
**SHELDON PLANNING BOARD**  
**October 9, 2019**

The meeting of the Town of Sheldon Planning Board held October 9, 2019 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order at 7:04 p.m by Chairman Wayne Abbott.

Present: Chairman Wayne Abbott  
Board: Don Pawlak, Kathy Roberts  
Absent: Debbie Kirsch, Jeff Nixon, Mary Kehl  
Recording Secretary: Town Clerk Carol Zittel  
Also present: ZEO Alyssa Cutcliffe, Councilman Mike Armbrust, Councilman Joe Meyer

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

**Approval of September Minutes**

Wayne noted a typo on the last page of the September 11<sup>th</sup> minutes. Johnsonburg Construction was corrected.

A motion was made by Don Pawlak and seconded by Kathy Roberts to approve the September 11, 2019 meeting minutes.

Ayes: (3) Abbott, Pawlak, Roberts Nays: (0) Absent: (3) Kehl, Kirsch, Nixon  
Motion Carried.

**Zoning Map Review**

Alyssa Cutcliffe dropped off a copy of the revised zoning map earlier in the day for the planning board's review. Alyssa was not present at tonight's meeting but asked that the planning board review the changes recommended from the last meeting. Previously, the Board had stated their intention to add a 500 foot perimeter of business district to various State intersections in the Town. When the 500 foot perimeter was drawn using GIS the area was not as large as what Alyssa thought the planning board had envisioned. After deliberate discussion and review the planning board decided to make the perimeter 1000 feet instead of 500 feet. These changes were hand drawn onto the map by Wayne so that Alyssa could visualize the changes. Town resident, Ms. Deanne Siemer volunteered to deliver the map to Alyssa the following day as she was going to Warsaw on another matter.

**State Highway Right of Way**

There was some discussion as to what distance the State Highway right of way is. The planning board asked that Supervisor Becker contact the NYS Dept. of Transportation to ascertain the answer to that question.

**Scale Used on Map**

As there currently isn't a scale on the map the planning board created a scale of 1/16 inch = 100 feet by using the measurement of a property they knew the frontage of and calculating a scale with a ruler. The planning board requested that a more precise scale be added to the final map.

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**Minkel & Route 77 Corner – Notification to Town of Java**

The corner of Minkel Rd. and Route 77 on the Sheldon side will be changed to business district. Notification will be required to the Town of Java. The Town Attorney's office should be made aware of this so that proper notification may be made.

**Intersections Changed to 1000 feet Border**

The following intersections were expanded to 1000 feet of business district instead of 500

1. Route 77 & Route 20A
2. Route 77 & Centerline
3. Route 77 & Perry
4. Route 77 & Minkel

**Labeling of Roads on the Map**

Route 98 was incorrectly labeled as Route 78. Advise Alyssa to correct.

Route 78 was not labeled. Advise Alyssa to label Route 78.

Maxon Road is not labeled. Advise Alyssa to label Maxon Rd.

**Change in Color Designation – Trailer Parks**

Trailer parks are currently shaded a bright purple on the map. It was suggested that a different color be used – a gray tone was suggested.

**Restricted District**

There is a "restricted district" listed on the map legend. There are no restricted district parcels in the Town or on the map that the planning board is aware of. It was recommended that the restricted district reference be removed from the legend.

**Camping Recreation District**

There is a "camping recreation district" listed on the map legend. There are no camping recreation district parcels in the Town or on the map that the planning board is aware of. It was recommended that the camping recreation district be removed from the legend.

**GIS Seal/Certification Required**

It was recommended that the final map be sealed by a certified GIS person.

**Send Revisions to Alyssa**

A motion was made by Don Pawlak and seconded by Kathy Roberts to return the map revisions to the Town Zoning Enforcement Officer, Alyssa Cutcliffe.

Ayes: (3) Abbott, Pawlak, Roberts Nays: (0) Absent: (3) Kehl, Kirsch, Nixon

Motion Carried.

**County Planning Board Referral Responses**

Councilman Armbrust asked if the Town received the responses from the County Planning Board regarding the Windy Brew and Sanfilippo Special Use permit applications. The Town

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Clerk replied that Alyssa receives the replies. The Town Clerk will request to be copied on these referrals and all others going forward.

**Adjournment**

At 8:20 p.m. a motion was made by Don Pawlak and seconded by Kathy Roberts to adjourn the October 9, 2019 meeting of the Sheldon Planning Board.

Ayes: (3) Abbott, Pawlak, Roberts Nays: (0) Absent: (3) Kehl, Kirsch, Nixon

Motion Carried.