

Town of Sheldon  
Zoning Board of Appeals  
June 17, 2025

Chairman: Walt Youngers

Board Present: Barb Logel, Bill Harvey, Mike Pfohl and Ken Beglinger

Recording Secretary: Kate Bulera

Also present: Supervisor Brian Becker, Carol Zittel and Wyoming County Zoning Officer Jenna Marley

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

The Zoning Board of Appeals meeting was called to order at 6pm by Chairman Walt Youngers. He lead us in the pledge to the flag.

A motion was made by Bill Harvey to go into executive session to discuss the legal process of the variance request from the Legion. He has also invited Kate Bulera, Carol Zittel, Supervisor Becker and Jenna Marley into the session. It was seconded by Barb Logel.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried

They entered executive session at 6:04 pm and returned at 6:23pm.

Let it be known, Ray Swan a member of the gallery was video taping the meeting.

Board member Harvey then addressed the gallery. He started by saying that based on the renderings of the proposed use of the 9 acres, it provided the board with more insight. Due to the fact we didn't know the initial plans we would like to bring in the town attorney. We need clarification of our current laws with club and community center vs what is proposed by the Legion's plans.

Lorne Lemieux spoke to the club will be members only but they also want to provide a community space for non members of the Legion. Ray Swan wanted Lorne to provide the qualifications for a veteran. Lorne said it is anyone who has a DD240 and their wives can be members of the auxiliary and sons can be members of sons of the Legion.

Mike Pfohl made a motion to table the Legion variance till the town attorney can provide the board with some clarification and guidance on the current zoning law. It was seconded by Barb Logel.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried

Members from the Legion that were present were upset on the Boards decision to table it for another month. Lorne Lemieux expressed his frustration with the board and is concerned about getting grants.

Ray Swan spoke and asked if he needed to get a lawyer as he is opposed to this project. He would like to save the money and wait but by the sounds of it tonight, Mr. Swan would like to seek legal consul. The driveway for the proposed plans would be 20 feet or so from his porch.

Jenna reminded the gallery that this is not a public hearing and how this is just the first step in a long process for the Legion. ZBA is only the first board the Legion would work with.

Bill Harvey read the definition of Club from the current zoning laws and were to locate the local law, 6090. Legion wants to pack a large project into a narrow lot. It's a complex situation.

A motion was made by Mike Pfohl to adjourn the Zoning Board of Appeals meeting at 6:38pm and seconded by Walt Youngers.

Ayes: (5) Youngers, Harvey, Logel, Pfohl and Beglinger Absent: (0) Nays: (0) Motion Carried