

**REGULAR MEETING
SHELDON PLANNING BOARD
October 08, 2025**

The Regular Meeting of the Sheldon Planning Board held on October 08, 2025 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Board Member Debbie Kirsch at 6:02 p.m.

Planning Board Members: Debbie Kirsch, Don Pawlak and Kathy Roberts
Absent: Wayne Abbott and Mary Kehl
Recording Secretary: Kate Bulera
Also present: Deanne Siemer, Councilmen Mike Armbrust, Councilmen Jim Fontaine

A motion was made by Don Pawlak to approve September 10, 2025 minutes and seconded by Kathy Roberts.

Ayes: (3) Kirsch, Pawlak and Roberts Absent: (2) Abbott and Kehl Nays: (0) Motion Carried

Land Separation

Michelle Hoyt applied for a land separation on Perry Road. No one was in attendance for this application. The board was supplied with maps of the property from the county. In the map provided there was a faint red line on one property and a thick red line on the piece being merged. From the map, it shows the names on the properties involved being Lefort, Bush and Pingrey. Based on the information from the county, the board was unable to have all concerns addressed. The board needs clarification on who owns what properties. Will they be taking from Bush property to add to the Lefort property? What would be the property sizes once divided and the road frontage? Wouldn't this need to be two different applications if we are taking from the Bush property and is the remainder being merged to Pingrey?

Don Pawlak made a motion to table this land separation for Hoyt because of lack of clarity and no representation to answer questions. The motion was seconded by Debbie Kirsch.

Ayes: (3) Kirsch, Pawlak and Roberts Absent: (2) Abbott and Kehl Nays: (0) Motion Carried

As there was no further agenda items, the board had a work session on the proposed zoning laws. They began the work session at 6:12pm and ended by 8:14pm.

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to adjourn the meeting at 8:20 pm.

Ayes: (3) Kirsch, Pawlak and Roberts Absent: (2) Abbott and Kehl Nays: (0) Motion Carried

Next meeting of the Planning Board will be held November 12, 2025 at 6pm.