

Regular Meeting
Sheldon Planning Board
January 11, 2023

The meeting of the Town of Sheldon Planning Board was held at the Sheldon Town Hall, 1380 Centerline Road, Strykersville, NY 14145. Meeting was called to order by Mary Kehl at 7:00 pm.

Chairman: Mary Kehl
Board: Don Pawlak, Debbie Kirsch and Kathy Roberts
Absent: Wayne Abbott and Jeff Nixon
Recording Secretary: Kate Meyer
Also present: Nicole Grover, Town Supervisor Brian Becker, Town Councilman Jim Fontaine, Deann Siemer, Lisa Aures, Don Roberts, Andrew Schmieder and David DiMatteo

Approval of Minutes

A motion was made by Debbie Kirsch and seconded by Don Pawlak that the minutes from the December 14, 2022 Planning Board meeting be approved and accepted.

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

Minutes from the June meeting will be reviewed at the February meeting.

Special Use Permit for Farm Tenant Housing at Breezy Hill Dairy

The County had no quorum in January to review the special use permit sent over after our December meeting. They will send their recommendations for when we meet in February.

The Hickory Road Land Separation- Old Business

The board had concerns when the initial application was presented to us in December. We tabled the topic until we had guidance from the town lawyer or the county. It is property on Popular Point. DiMatteo has informed the board we do have the jurisdiction. The board needs to have the applicants here in person with proper maps and filled out application to make any decisions. Don from the county informed us they will be resubmitting application in the coming months.

Special Use Permit for Crossroad Land Mgmt

Andrew Schmieder the engineer from the project is here to present a preliminary plan on behalf of Brian Eddy. They want to present to the board in hopes to catch any issues that could arise in the future process of approvals. Andrew explained with the help of a site map the property and hopes for it. They will be building self storage units. They will only have electric running into them no other utilities. He confirmed the structure will be 40 feet from property line and a tree line will help with the potential light pollution. It does meet all setbacks and frontage requirements. Andrew clarified the confusion about the 20 feet difference on the application versus the map. The map is correct with 120 feet.

A motion to refer to County Planning Board was made by Debbie Kirsch and seconded by Kathy Roberts.

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

No other regular meeting items were on the agenda.

After the meeting the zoning laws will be discussed and reviewed with county officials.

Adjournment

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to adjourn the January 11, 2023 meeting of the Sheldon Planning Board at 7:30 pm.

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

Town of Sheldon Model Law Discussion – January 11, 2023

A BIG THANK YOU to Deanne for providing the Town of Sheldon with bound copies of the draft law!

This model law document reflects the updates from the last work session including: removal of the residential district, the ag district replaced by the low density district, removal of the lake district as well as other changes.

Our GIS Coordinator, Joanna Craigmire is working on the zoning maps and is standardizing the district colors for all the municipalities. There are some white areas within the gray area on the Town of Sheldon map that will be filled in.

- Laminated zoning maps will be provided to the town once they are finalized.

Farmworker Housing:

9 beds and under = Wyoming County Health Department septic permits

10 beds = DEC septic permit

10 + beds = commercial septic permit

In the model zoning law, a good portion of the law is within the charts themselves. The rest of the law is comprised of supplementary articles, special use permit information, administration, and enforcement.

The district charts are all read in the same manner. The columns or rows may contain footnotes that have comments at the end of the district chart or refer to another section in the law such as Article 5 or Article 7.

When reviewing the charts, the Planning Board can adjust the charts to allow or disallow uses in certain districts and modify the need for a special use permit.

The Town of Sheldon Planning Board stated that they agree with the law allowing an accessory structure to be placed in front of the principal dwelling as long as the setbacks for the principal dwelling are met.

Mobile vs manufactured homes:

A mobile home was constructed in a factory prior to June 15, 1976, with or without a label certifying compliance with NFPA, ANSI or a specific state standard.

A manufactured home was built on or after June 15, 1976, and bears a seal signifying conformance to the design and construction requirements of the Department of Housing and Urban Development (HUD).

Bed and breakfasts vs air B-n-B's were discussed. A bed and breakfast is defined as having no more than 5 rentable rooms, no more than 10 transient occupants at one time and one meal per day can be served. Bed and breakfast establishments require a building permit and are regulated under NYS code.

Air B-n-Bs have no change in use and no restrictions. There is no law governing these currently. Inspections would be required, but it would be difficult to regulate them. However, the county could obtain a bed tax. It is up to the homeowner to keep the renters safe with smoke detectors and CO detectors.

Accessory dwelling units are a new concept where a detached accessory unit such as a garage could be used as a dwelling for an in-law apartment or rented out. There would need to be separate utilities. These are typically small dwellings. The lot coverage is defined in the zoning law on how much of the lot can be utilized for structures.

The 1983 firm maps for floodplains will be digitized by the DEC sometime in the future.

Cannabis – the Town of Sheldon has opted-in and retail dispensaries are permitted. The one on Route 77 has a permit as per Don Roberts.

PBD = Planned Business District – this is also a new concept in the law. It is not really a district, but it is treated like a re-zone and it can be placed where the town would like to create the district. This district could be for a shopping plaza or multiple business buildings.

EPOD – the light colors will be pulled off the district map and Joanna will create a separate floodplain/wetlands map.

MM – is the floating mining district that can be placed where the town would like to create the district.

Article 9 of the zoning law is for Property Maintenance. It is a small section that deals with the zoning enforcement of high weeds, tall grass, junk cars, roof and porch collapses, etc. These property maintenance issues can be addressed under the zoning law and backed up with Building Codes enforcement.

- The existing local laws for solar and wind will need a footnote in the law and will be included in the back of the model law.
- Joanna can put an overlay of the windmills and large solar arrays on the zoning map.

Seasonal residential district (purple on the zoning map) – Poplar Point, Buffalo Hill Village, Pioneer Trail. These areas are like their own entities, they are not zoned residential, and they do not receive services such as plowing, garbage pickup, etc. The Planning Board would like to limit the expansion of these areas. Don Roberts said that it will take some time to fix, but lot size could be regulated in the zoning law to find a happy medium.

Deanne would like to find out more information about the seasonal residential district and would like to know how other municipalities handle them.

- The town has requested that Joanna provide enlarged aerial maps of these areas showing the buildings and the square footage of the lots.

The areas of Wilder and Quakertown Roads have a bunch of campers where there are 10' right-of-ways between properties and the property lines are not well-defined. Manley Road also has a lot of campers.

Cluster Residential District – allows for recreational uses. For example, Buffalo Hill Village is great for snowmobiling.

Next steps:

Planning Board Members and Deanne will review the draft zoning law and will focus on coming up with goals and restrictions. We can modify the law for setback changes, minimum lot sizes, uses, SUPs, etc. Revisions in the model law can assist with current zoning concerns. The Planning Board will have Don Roberts and Lisa Aures come back soon for further discussion.

Mr. DiMatteo stated that when the town has finalized the model law, a public hearing will be held for comments and then it will need to be approved by the Town Board.

Regular Meeting
Sheldon Planning Board
February 08, 2023

The meeting of the Town of Sheldon Planning Board was held at the Sheldon Town Hall, 1380 Centerline Road, Strykersville, NY 14145. Meeting was called to order by Co Chairman Mary Kehl at 7:00 pm.

Co Chairman: Mary Kehl

Board: Don Pawlak, Jeff Nixon, Debbie Kirsch and Kathy Roberts

Absent: Wayne Abbott

Recording Secretary: Kate Meyer

Also present: Town Councilmen- Jim Fontaine and Joe Meyer, Town Supervisor- Brain Becker, Deann Siemer and Nicole Grover

Approval of Minutes for January

A motion was made by Debbie Kirsch and seconded by Don Pawlak that the minutes from the January 11, 2023 Planning Board meeting be approved.

Ayes: (5) Kehl, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Abbott
Motion Carried.

Approval of Minutes for June 2022

A motion was made by Debbie Kirsch and seconded by Don Pawlak that the minutes from the June 08, 2022 Planning Board meeting be approved with changes to the roll call attendants'. Kathy Roberts was not present at the meeting.

Ayes: (5) Kehl, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Abbott
Motion Carried.

Hickory Land Separation – Schwartz and Kane

The land being separated is located at Hickory Road, Varysburg on Poplar Point. It is merging parcels to make the one parcel larger. Making it larger will then provide the owner with the right to their own well. Then in the process merging of the Schwartz land merging legal. This was also presented in the same separation.

A motion was made by Debbie Kirsch and seconded by Jeff Nixon to accept the Schwartz and Kane Separation on Hickory contingent on the merging parcels getting their own tax id numbers.

Ayes: (5) Kehl, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Abbott
Motion Carried.

The Calmes Separation

The land in question is located at 2074 Schwab Road. The application asks that 3 acres are separated from the original parcel of 58 acres. Mason Meyer is working with the land owners to provide legal guidance. They will have a boundary line agreement in regards to the access to driveway. The agreement is between Tom and Donna ^{Kibler} Kirsch and the Calmes. The application provides required amount of road frontage and does not have pre existing structures present.

* Kibler

A motion to accept and approve the land separation for the Calmes was made by Don Pawlak and seconded by Jeff Nixon.

Ayes: (5) Kehl, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Abbott
Motion Carried.

Mary Kehl signed maps and Mylar.

The Perl Separation

The original application for the land separation at 2719 Humphrey Road did not provide the board with any maps. It did request to separate 5.5 acres from a parcel of 187.49 acres. The new parcel would have a farm and single family structure. It did not provide the board any measurements. It would have 338 feet of road frontage.

A motion was made to table to Perl Separation till proper map is presented to the board by Jeff Nixon and seconded by Kathy Roberts.

Ayes: (5) Kehl, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Abbott
Motion Carried.

The Boorman Separation

The land separation is located at 2571 School Street in Varysburg. It is going to separate 0.23 acres from original parcel of 1.50 acres. The .23 acres will then be merged with the neighboring property owned by St. Joachim and Anne Parish Church. It will be added to the tax id already in existence for the church. There is not a minimum lot size law within the hamlet of Varysburg.

A motion was made by Debbie Kirsch and seconded by Don Pawlak to approve the survey and separation of .23 acres from 2571 School Street.

Ayes: (5) Kehl, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Abbott
Motion Carried.

Adjournment

A motion was made by Debbie Kirsch and seconded by Jeff Nixon to adjourn the February 08, 2023 meeting of the Sheldon Planning Board.

REGULAR MEETING
SHELDON PLANNING BOARD
MARCH 8, 2023

The Regular Meeting of the Sheldon Planning Board held March 8, 2023 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 7:00 p.m.

Present: Chairman Wayne Abbott
Planning Board Members: Kathy Roberts, Debbie Kirsch, Mary Kehl, Don Pawlak
Recording Secretary: Town Clerk Carol Zittel
Absent: Jeff Nixon
Also present: Wyoming County Code Enforcement Officer Don Roberts, Zoning Officer Nicole Grover, resident Jason Perl, resident Deanne Siemer, Mike Ames representing Kinder Morgan, Andrew Schmieder representing Eddy storage facility

Minutes

Corrections were made to the February minutes under the Calmes land separation section. Tom and Donna Kirsch should be changed to Tom and Donna Kibler. A motion was made by Mary Kehl and seconded by Kathy Roberts that the corrected February 8, 2023 minutes be approved. Ayes: (5) Abbott, Pawlak, Kehl, Kirsch, Roberts Absent: (1) Nixon Nays: (0) Motion Carried

Eddy Self-Storage Facility

Andrew Schmieder, consulting engineer for the Eddy self-storage facility introduced himself to the Board. He was advised that the special use permit was approved at the February Town Board meeting and no further information was needed from him. Mr. Schmieder thanked the board and left the meeting.

Attea Land Separation

Mike Ames, agent for Kinder Morgan, the parent company for Tennessee Gas Pipeline Company, introduced himself to the Board. Kinder Morgan would like to purchase 20.2 acres from Theodore M. Attea to create a buffer area around their Tennessee Gas pipeline. Tennessee Gas will be removing all structures from the property and land will remain vacant. Currently the land holds 75 campsites. Planning Board member Debbie Kirsch asked when the structures will be removed. Mr. Ames replied by mid-July. There will not be any road frontage to this newly created parcel – only road access to Route 20A. Mr. Ames noted that the pipeline has been in service since the 1950's/1960's. A variance is needed for this application as the proposed parcel will not have the minimum road frontage.

Authorization to Forward to the Town of Sheldon Zoning Board of Appeals

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to authorize the submission of this application by Tennessee Gas Pipeline Company LLC to the Town of Sheldon Zoning Board of Appeals.

Ayes: (5) Abbott, Pawlak, Kehl, Kirsch, Roberts Absent: (1) Nixon Nays: (0) Motion Carried

**REGULAR MEETING
SHELDON PLANNING BOARD
MARCH 8, 2023**

The ZBA will have a preliminary review of the application at their March 29, 2023 meeting and at that time will determine the time and date for a variance public hearing.

Authorization to Forward the Application to the Wyoming County Planning Board

A motion was made by Debbie Kirsch and seconded by Mary Kehl to authorize the referral of this application from Tennessee Gas Pipeline Company LLC to the Wyoming County Planning Board for review at their April 3rd meeting.

Ayes: (5) Abbott, Pawlak, Kehl, Kirsch, Roberts Absent: (1) Nixon Nays: (0) Motion Carried

At 7:20 p.m. Mr. Ames departs the meeting.

Perl Land Separation

Jason Perl was present at tonight's meeting to answer any questions the Board had regarding the land separation application. The Board tabled the application at their February meeting as no maps and measurements were submitted. Mr. Perl explained that it was his late grandfather's wish that the house be put in his name. The Planning Board noted concerns with two wells on Perl land. One well that is located on the parcel with the house provides water to adjoining farmland. The well that provides the house with water is located on a separate parcel from the house.

A motion was made by Mary Kehl and seconded by Don Pawlak to give preliminary approval to Jason Perl to create the survey maps for the proposed land separation pending proof of easements for both water wells.

Ayes: (5) Abbott, Pawlak, Kehl, Kirsch, Roberts Absent: (1) Nixon Nays: (0) Motion Carried
The Board agrees that if the requested proof of easements is provided, the Board should be able to approve the land separation at their April 12, 2023 meeting.

McNall Variance

The Jim McNall Jr. land separation application was approved at the December 2022 meeting of the Sheldon Planning Board. Mr. McNall has now submitted a variance request to build a pole barn on the newly created parcel before a primary residence is constructed. Mr. McNall has horses in Florida that need to be housed before construction can begin on the house. The matter has been referred to the Town Zoning Board of Appeals for a public hearing on March 29, 2023.

Mills Zoning Violations

Don Roberts gave a brief update on the Dennis Mills Zoning Violation. The Court has given permission for the County Code Enforcement Officers to go on Mr. Mills' property to obtain photographs and inspections.

Adjournment

At 7:50 p.m. a motion was made by Mary Kehl and seconded by Don Pawlak to adjourn the March 8, 2023 regular meeting of the Sheldon Planning Board.

Ayes: (5) Abbott, Pawlak, Kehl, Kirsch, Roberts Absent: (1) Nixon Nays: (0) Motion Carried

Regular Meeting
Sheldon Planning Board
April 12, 2023

The meeting of the Town of Sheldon Planning Board was held at the Sheldon Town Hall, 1380 Centerline Road, Strykersville, NY 14145. Meeting was called to order by Chairman Wayne Abbott at 7:03 pm.

Chairman: Wayne Abbott

Board: Don Pawlak, Jeff Nixon, Debbie Kirsch and Kathy Roberts

Absent: Mary Kehl

Recording Secretary: Kate Meyer

Also present: Deanne Siemer, County Zoning Officer Don Roberts, County Secretary Lisa Aures and Lawyer Mason Meyer.

Approval of Minutes for March

A motion was made by Debbie Kirsch and seconded by Kathy Roberts that the minutes from the March 08, 2023 Planning Board meeting be approved.

Ayes: (5) Abbott, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Kehl
Motion Carried.

Jason Perl Land Separation

Mason Meyer was present on behalf of Jason Perl this evening. Jason had presented the Board with the initial application in the February meeting. It was tabled for lack of maps and measurements. At the March meeting it was then represented by Jason with the explanation that it was his late grandfather's home and property. He wishes to get into his name. The board was concerned with the wells not being on the parcel hoping to be separated. There was preliminary approval made by the Board with contingency of easements for the wells.

At tonight's meeting Mason provided the Board with the legal paperwork that was drawn up for his client. It was reviewed by the Board for the language. The document had been notarized prior and both parties had agreed. Mason also provided new maps drawn by the surveyor with the correct measurements requested by the Board. It has the requirement for road frontage and acreage. The board is concerned with the potential of the wells being an issue if there was a sale

of the property. Mason expressed that Jason is doing the separation to insure that he can continue to run the farm and have his home if something was to happen to his grandmother.

A motion was made by Jeff Nixon and seconded by Don Pawlak to accept Jason Perl land separation with the changes to the map with the name of the road.

Ayes: (5) Abbott, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Kehl
Motion Carried.

Mason thanked the Board then left the meeting. Maps will be signed later this week once corrected.

The Tennessee Gas Pipeline

The land that has been presented the Board for separation is 20.2 acres from Theodore Attea's. It will be used as a buffer on for the Gas Company. They have seen the purchase of the land as an opportunity to give themselves more of a workable space for the pipeline. They will not have available road frontage for this purchase which based on our Town Laws can't be purchased without a variance. This application has been presented to the Zoning Board or Appeals for the variance and also been sent to the Wyoming County Planning Board for referral comments. This has been presented to the boards since early March. Don Roberts recommended putting a stipulation in the approval if the board is having concerns.

A motion was made by Debbie Kirsch to approve with contingency that it will not be utilized as a building lot until legal road frontage was obtained. Jeff Nixon seconded the motion.

Ayes: (5) Abbott, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Kehl
Motion Carried.

Motion was made to pass along to the ZBA for approval by Debbie Kirsch and seconded by Jeff Nixon.

Ayes: (5) Abbott, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Kehl
Motion Carried.

The Eddy Storage Facility

This application was originally presented to the board back in January for a preliminary review and suggestions. They want to do a land separation and a merge with Crossroads management. The hopes are to create a storage facility, with no utilities except electric. No concern about digging of a well or septic. The Board reviewed the maps and measurements again. They see no concerns or any questions.

A motion was made to accept the land separation and merger for the Eddy storage facility by Don Pawlak and seconded by Kathy Roberts.

The maps were signed and Don Roberts took them with him.

Adjournment

A motion was made by Debbie Kirsch and seconded by Jeff Nixon to adjourn the April 12, 2023 meeting of the Sheldon Planning Board at 7:48 pm.

Ayes: (5) Abbott, Pawlak, Nixon, Kirsch and Roberts Nays: (0) Absent: (1) Kehl
Motion Carried.

The Zoning Laws were then reviewed and discussed. Follow up of the laws will occur at the next meeting after town business to complete.

Regular Meeting
Sheldon Planning Board
May 10, 2023

The meeting of the Town of Sheldon Planning Board was held at the Sheldon Town Hall, 1380 Centerline Road, Strykersville, NY 14145. Meeting was called to order by Debbie at 7:03 pm.

Chairman: Debbie Kirsch
Board: Jeff Nixon and Kathy Roberts
Absent: Mary Kehl, Wayne Abbott and Don Pawlak
Recording Secretary: Kate Meyer

Also present: Deanne Siemer, County Zoning Officer Don Roberts, County Secretary Lisa Aures, Town Councilman Mike Armbrust, Town Councilman Jim Fontaine, Town Supervisor Brian Becker, Lawyer Mason Meyer Mike Flatt and Lisa Reinig.

Approval of Minutes for April

A motion was made by Jeff Nixon and seconded by Kathy Roberts that the minutes from the April 12, 2023 Planning Board meeting be approved.

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

Sheldon Elementary School

The Sheldon Elementary School has been for sale since 2015 and over the years had many different people express interest. However, none of those potential buyers or business plans worked out. The School district now has a buyer who as of today has accepted the counteroffer. Lisa Reining and Mike Flatt are in discussion with the school district to purchase the elementary school and land equaling 14 total acres.

Lisa and Mike were present at the meeting this evening to do a preliminary review of their plans to the Board. They are planning to turn the new wing into a home and living space and leave the old wing as is to hold their business. They buy bulk loads of product ranging from auto parts to electric and so on. Their business of selling these items is strictly done on EBAY and a once a month garage sale of sorts. The business has been run out of their home on Orangeville Center Road in Warsaw since 2009. It has currently out grown the storage space available.

Jim Fontaine had expressed concern about the transfer of EDU usage and how they will go about changing that to a single family home or if that process has been considered. It was explained by Brian Becker that a house is defined by the number of kitchens in the structure. It is also based on the square footage that decides the EDU's. The property in question is also in the Varysburg water district. Lisa told the board that they are looking into getting that switched to single family home usage and going through the process.

Other questions from the board where about the business and growth potential? How often delivery trucks would be coming and going to the property? Mike and Lisa informed us that it is a once a month delivery and they would not be growing the business to a size that would require them to employ a staff. They want to keep it small and not let it get too much bigger.

Don Roberts from the County Zoning Office spoke on the process after the purchase was finalized. A Certificate of Purpose would be completed to change it from a school to a home use. At the moment Don suggested that they leave it at Business Major on the application and with the County.

The Board had no further questions thanked Lisa and Mike for the information and time. Then they left and supplied their number for the board if any other questions came up. Board didn't do a vote of any kind for this application as they were only coming to do a preliminary meeting on the matter.

Hopcia Land Separation

James Hopcia has applied for a land separation at 2536 Humphrey Road. Mason Meyer was present on behalf of the applicant. He explained that James would like to add on to his barn but found out in the process of building codes that it is not fully on his property. It is actually on Perl's. The Perl's have been tapping part of the Hopcia's maple trees. So they would like to redefine the property lines to be mutually beneficial to all!

Debbie asked what the property setback for structures of a barn should be and there was some information in laws indicating 25 feet and other information saying 20 feet. If it has to be 25 feet from the property line that would cause concern with the driveway on Perl's property and an easement would be needed. Don Roberts is not sure which set back is correct.

A motion was made by Jeff Nixon and seconded by Kathy Roberts to table this application until we had a clearer definition of the local law for barn setbacks.

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

Adjournment

A motion was made by Kathy Roberts and seconded by Jeff Nixon to adjourn the May 10, 2023 meeting of the Sheldon Planning Board at 7:50 pm.

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

The Zoning Laws were then reviewed and discussed. Follow up of the laws will occur at the next meeting after town business is complete.

Regular Meeting
Sheldon Planning Board
June 14, 2023

The meeting of the Town of Sheldon Planning Board was held at the Sheldon Town Hall, 1380 Centerline Road, Strykersville, NY 14145. Meeting was called to order by Mary at 7:00 pm.

Chairman: Mary Kehl
Board: Jeff Nixon, Don Pawlak and Kathy Roberts
Absent: Wayne Abbott and Debbie Kirsch
Recording Secretary: Kate Meyer
Also present: Deanne Siemer, County Zoning Officer Don Roberts, County Secretary Lisa Aures, Town Councilman Mike Armbrust, Town Supervisor Brian Becker, Timothy McCutcheon, Mike Flatt and Lisa Reinig.

Approval of Minutes for May

A motion was made by Jeff Nixon and seconded by Kathy Roberts that the minutes from the May 10, 2023 Planning Board meeting be approved.

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

Sheldon Elementary School Special Use Permit

The Sheldon Elementary School has been for sale since 2015 and over the years had many different people express interest. However, none of those potential buyers or business plans worked out. The School district now has a buyer who as of today has accepted the counteroffer. Lisa Reining and Mike Flatt are in discussion with the school district to purchase the elementary school and land equaling 14 total acres.

Lisa and Mike were present at the meeting this evening to hear the referral of the Wyoming County Planning Board. The recommendations of the County Planning Board were that the Town Board set exact days and hours of operation based on the information that will be provided by Mike and Lisa. There was also a comment that we have the exact parameters of the yard sales drawn out in the special use permit. Our town planning board wanted to prepare Lisa and Mike for what will be expected of them from the town board. Our planning board did have questions in regards to truck traffic, yard sale expectations and hours of operation. Lisa and Mike

said that based on it being just them running the business, no plans to have yard sales more than once a month on a weekend. They also would like to do an early afternoon to early evening. Truck traffic would be a box truck maybe once a month. Not an everyday occurrence in terms of big loads coming in. The board is satisfied with the plans presented by Lisa and Mike.

A motion was made by Jeff Nixon and seconded by Don Pawlak to recommend approval of the Sheldon School Special Use Permit to the Town Board.

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

A motion was made by Jeff Nixon and seconded by Don Pawlak to refer the special use permit to the Town Board on the recommendations of hours of operation be set along with parameters of the yard sale.

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

Reisdorf Land Separation

The Sketch Plan for the Reisdorf Land Separation was presented the Planning Board this evening. Timothy McCutcheon was present on behalf of Jacquelyn Reisdorf. The parcel in question will be acreage located at 3876 Route 98, North Java. It is a total of 71.38 acres. She would like to keep 50 acres on the one side of the road as a parcel and separate the 22 acres across the street off. The board sees no issues with this request; it meets the acreage needed, road frontage and no structures by property lines.

A motion was made by Don Pawlak and seconded by Kathy Roberts to approve the Reisdorf Land Separation.

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

Adjournment

A motion was made by Don Pawlak and seconded by Jeff Nixon to adjourn the June 14, 2023 meeting of the Sheldon Planning Board at 7:32 pm.

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

The Zoning Laws were then reviewed and discussed. Follow up of the laws will occur at the next meeting after town business is complete.

Next meeting will be July 12, 2023 at 7pm.

**PLANNING BOARD MEETING
TOWN OF SHELDON
July 12, 2023**

The meeting of the Sheldon Planning Board held July 12, 2023 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 7:00 p.m.

Present: Chairman Wayne Abbott
Planning Board members: Debbie Kirsch, Don Pawlak
Absent: Mary Kehl, Jeff Nixon, Kathy Roberts, PB Secretary Kate Meyer
Recording Secretary: Town Clerk Carol Zittel
Also present: Attorney Mason Meyer, Councilman Jim Fontaine, Supervisor Brian Becker, Resident Deanne Siemer

Minutes

A motion was made by Debbie Kirsch and seconded by Don Pawlak to approve the June 14, 2023 planning board minutes as prepared by Kate Meyer.
Ayes: (3) Abbott, Kirsch, Pawlak Nays: (0) Absent: (3) Nixon, Kehl, Roberts Motion Carried.

Land Separation Application – Perl/Hopcia

Attorney Mason Meyer was present at tonight's meeting representing both the Hopcia's and the Perl's. The variance request was approved by the Town Zoning Board of Appeals on June 22, 2023. The minutes from the June 22nd ZBA meeting were distributed to the Planning Board tonight.

Mr. Meyer presented the maps and mylar to the planning board for their review.

Approval of Land Separation Application – Perl/Hopcia

A motion was made by Debbie Kirsch and seconded by Don Pawlak to approve the land separation application submitted by Bernice Perl and authorization was given to Chairman Wayne Abbott to sign the maps and mylar.
Ayes: (3) Abbott, Kirsch, Pawlak Nays: (0) Absent: (3) Nixon, Kehl, Roberts Motion Carried.

Zoning Law Work Session

The Town Planning Board worked on the revision of the Town Zoning Law.

Adjournment

At 8:02 p.m. a motion was made by Debbie Kirsch and seconded by Don Pawlak to adjourn the July 12, 2023 meeting of the Sheldon Planning Board.
Ayes: (3) Abbott, Kirsch, Pawlak Nays: (0) Absent: (3) Nixon, Kehl, Roberts Motion Carried.

Work Session
Sheldon Planning Board
August 23, 2023

The work session for the Town of Sheldon Planning Board was held at the Wyoming County Building at 36 Center St, Warsaw NY 14569.

Board: Don Pawlak, Debbie Kirsch, Mary Kehl, Kathy Roberts, Wayne Abbott and
 Jeff Nixon
Recording Secretary: Kate Meyer
Also present: Deann Siemer, Lisa Aures, Don Roberts

We had no agenda items and did not have to vote for any past tabled items. We worked on our zoning laws from 6:00pm – 8:30 pm.

Work Session
Sheldon Planning Board
September 13, 2023

Another work session at the Town Hall. Meeting was called to order by Mary Kehl at 7pm.

Board: Don Pawlak, Debbie Kirsch, Mary Kehl, Kathy Roberts and Jeff Nixon
Absent: Wayne Abbott
Recording Secretary: Kate Meyer
Also present: Deann Siemer, Lisa Aures, Don Roberts

July Minutes were reviewed and a motion was made by Debbie Kirsch and Seconded by Don Pawlak,

A motion to adjourn was made by Don Pawlak and seconded by Kathy Roberts.

Zoning laws were worked on the rest of the evening.

Work Session
Sheldon Planning Board
September 27, 2023

The work session for the Town of Sheldon Planning Board was held at the Wyoming County Building at 36 Center St, Warsaw NY 14569.

We worked on zoning from 6pm till 8pm.

Work Session
Sheldon Planning Board
October 11, 2023

The meeting was held at the town hall and we had no agenda items so we worked on the zoning laws.