

**REGULAR MEETING
SHELDON TOWN BOARD
April 17, 2024**

The Regular Meeting of the Sheldon Town Board held April 17, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Town Supervisor Brian Becker at 7:00 p.m.

Present: Supervisor Brian Becker
Councilmen: Jim Fontaine, Vince Kirsch
Absent: Joe Meyer, Councilman Mike Armbrust (Councilman Armbrust video called in for the meeting but did not participate in voting)
Recording Secretary: Town Clerk Carol Zittel
Also present: Highway Superintendent Luke Metz. A signed list of all present is on file in the Town Clerk's office.

Minutes

A motion was made by Jim Fontaine and seconded by Brian Becker that the minutes from the March 20, 2024 regular meeting be approved.

Ayes: (3) Becker, Kirsch, Fontaine Nays: (0) Absent: (2) Armbrust, Meyer Motion Carried.

Communications

The Town Clerk Carol Zittel reported the following:

Assessor/Real Property Office Communication

The Town Assessor asked the Town Clerk to make the Board aware of some issues in receiving needed reports/letters from the Real Property Office. The Town Board asked the Town Clerk to invite Mary Kern, Town Assessor, to the May meeting.

Change of Assessment Letters

The Town Assessor also made the Town Clerk aware that change of assessment letters would be going out this week to all property owners in the Town of Sheldon. Residents are encouraged to contact Mary Kern with any questions. Mary will be taking appointments through April 29th to meet with residents who have questions regarding their change in assessment.

Supervisor Becker noted that the Town does not levy Town taxes due to the windmill revenue.

Reports

The Town Supervisor financial reports, Town Clerk report and Town Justice reports were distributed.

WYOMING COUNTY ZONING MONTHLY REPORT

Date: April 2024 – Report for March 2024

Town: Sheldon

Open Projects:

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- **Bernice Perl (1545 Centerline Rd.)** submitted a land separation application for Tax Map No.; 79.-1-39.211. Application to be reviewed on April 10, 2024 by the Planning Board. Mason Meyer, Esq. will be attending the meeting on behalf of the applicant.
- **Patrick Almeter (2514 Route 20A)** - submitted an application for area variance to construct a porch that will not meet front or side setbacks of the Sheldon Zoning Law. The proposed front of the porch will be 10' setback instead of the required 50' and side setback will be 15' instead of the required 25'. The Sheldon Zoning Board of Appeals will meet on Wednesday, March 6, 2024 to discuss this application. **The area variance was approved on March 6, 2024.**

Permits Issued:

- **Benjamin Kibler (2032 Schwab Road)** – submitted an application for 10' x 10' deck on barn.
- **Ronald Dabolt (3356 Humphrey Road)** - submitted an application for 20' x 16' addition w/basement.

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26) Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps. **Don Roberts is requesting permission from Dennis Mills to be allowed back on the property to get a completed inventory of vehicles.**

High Weed Notice Violations:

No High Weed Notice Violations

Mills Zoning Violation

Councilman Kirsch and Councilman Fontaine asked Supervisor Becker for the status of the Mills zoning violation noting the attorney fees are adding up. Both councilmen hope to see a fine levied on Mr. Mills for the legal fees incurred by the Town. Supervisor Becker replied that it was stated at County court that these fees will be put on Mr. Mills taxes.

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Question on Highway Bill

Councilman Fontaine questioned the Baschmann bill in tonight's abstracts. Highway Superintendent Metz replied that it was for mill teeth and chains and binders.

Highway Superintendent Report

Superintendent Luke Metz reported the following:

Department Projects

The department has been ditching and brooming up the salt and sand off of roads. They also used the Town of Wales wood chipper to clean up down branches.

Pick Up Truck

The Superintendent will get an update the second week of May.

Skid Steer

The skid steer is on track to ship from the Carolinas to the Tonawanda shop on May 15th. The department expects the machine in June.

Plow Truck

The plow truck is still at Valley Fab and in line to get fitted for equipment.

Humphrey Road Paving

The Superintendent plans to pave Humphrey Road (Schwab to Centerline) the first week of May. He is asking residents to stay off the road during that time. The Town Clerk offered to post a notice on the Town FaceBook page to alert residents.

Supervisor Report

Supervisor Brian Becker reported the following:

Varysburg Development

The old church has been bulldozed in the hamlet of Varysburg to get ready for new business development.

New Zoning Law

* Supervisor Becker met with Attorney David DiMatteo and Mr. DiMatteo has reviewed the proposed new zoning law and has minor comments/suggested revisions. Supervisor Becker asked the Town Clerk to invite Mr. DiMatteo to the next planning board meeting and the next Town board meeting.

Varysburg Water

Supervisor Becker met with Steve Morsch from Morsch Pipeline and Steve Mountain from Mountain Engineering regarding the water pipe extension request by the Boxler family. Morsch

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Pipeline installed the pipe for the Varysburg Water project in 2015. There are five residences before the Boxler restaurant so all five of these residences would have to sign on for the municipal water extension project. This installation of pipeline can be done privately by the individual owners. If this extension takes place, the water district would gain an additional 8 EDUs. Supervisor Becker asked the Highway Superintendent to draw up road/highway requirements for the contractors. More information on this project will be forthcoming next month.

Old Business:

Varysburg Water Update

The Town Clerk was notified by RCAP that the response rate to the Varysburg Water income survey mailing is low. Only 35 completed surveys have been received which is a 30% response rate. At least an 80% response rate is needed so at least 60 more surveys need to be sent in. Five engineers submitted RFQs (request for qualifications)

They are:

E&B Squared

B&L

Mountain Engineering

GPI

CPL

The Town Clerk will forward the RFQs to the water board and Supervisor Becker will set up a meeting with the committee for review.

ARPA Funding

Supervisor Becker needs to submit the paperwork on how the ARPA money was spent and once complete, this will conclude discussion regarding ARPA funding.

Schoolhouse Museum

Supervisor Becker and Councilman Fontaine met with four members of the Historical Society regarding repairs to the schoolhouse. The Society will split the repairs into three projects and the Town will pay for the replacement of the wood on the porch. The wood has been purchased by the Society.

New Business:

WIIA Grant Resolution

RESOLUTION AUTHORIZING SUBMISSION OF A NEW YORK STATE WATER INFRASTRUCTURE IMPROVEMENT ACT (WIIA) GRANT APPLICATION

WHEREAS, the Town of Sheldon wishes to apply to the New York State Water Infrastructure Improvement Act grant for the Varysburg Water District Improvements Project.

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WHEREAS, the grant application requires approval from governing board for submission

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Sheldon authorizes the submission of a New York State Water Infrastructure Improvement Act (WIIA) grant application for the Varysburg Water District Improvements Project; and

BE IT FURTHER RESOLVED, on a motion by Vince Kirsch and seconded by Jim Fontaine that the Town Supervisor is hereby authorized to submit the (WIIA) grant application on behalf of the Town, and to execute any agreements, instruments or other documents in connection with the Town's acceptance of any such grants and/or the funding thereof; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.
Ayes: (3) Becker, Kirsch, Fontaine Nays: (0) Absent: (2) Armbrust, Meyer Motion Carried.

Knitting Presentation at Town Hall

The Wyoming County Arts Council contacted the Town Clerk about giving a presentation on the health benefits of knitting and crocheting at the Town Hall on May 7th.

A motion was made by Brian Becker and seconded by Vince Kirsch to allow the Wyoming County Arts Council to use the town hall on May 7, 2024 or any other date for a presentation.

Ayes: (3) Becker, Kirsch, Fontaine Nays: (0) Absent: (2) Armbrust, Meyer Motion Carried.

Bills:

Town Supervisor Becker confirmed that the Board had a chance to review the abstracts.

A motion was made by Jim Fontaine and seconded by Vince Kirsch that the

General Bills #66 to #87 for a Total of \$15,956.79, the

Highway Bills #42 to #50 for a Total of \$12,422.55, the

Lighting District Bills #4 to #4 for a Total of \$632.32, the

Trust & Agency Bills #5 to #6 for a Total of \$272.53, and the

Varysburg Water District Bills #16 to #18 for a Total of \$1,098.88 be paid.

Ayes: (3) Becker, Kirsch, Fontaine Nays: (0) Absent: (2) Armbrust, Meyer Motion Carried.

Comments from the Floor

NYS New Low Income Housing Regulations

Resident Deanne Siemer asked Supervisor Becker if he is aware of new low-income housing regulations proposed by Governor Hochul and how they would impact Wyoming County and specifically town zoning law. Supervisor Becker was not aware of the regulations that Ms. Siemer was referring to, but would look into it.

Adjournment

At 8:00 p.m. a motion was made by Vince Kirsch and seconded by Jim Fontaine to adjourn the April 17, 2024 meeting of the Sheldon Town Board.

Ayes: (3) Becker, Kirsch, Fontaine Nays: (0) Absent: (2) Armbrust, Meyer Motion Carried.