

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 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.