

**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

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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