

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.