

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 Reining.

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.