

Regular Meeting
Sheldon Planning Board
June 14, 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 Mary at 7:00 pm.

Chairman: Mary Kehl

Board: Jeff Nixon, Don Pawlak and Kathy Roberts

Absent: Wayne Abbott and Debbie Kirsch

Recording Secretary: Kate Meyer

Also present: Deanne Siemer, County Zoning Officer Don Roberts, County Secretary Lisa Aures, Town Councilman Mike Armbrust, Town Supervisor Brian Becker, Timothy McCutcheon, Mike Flatt and Lisa Reinig.

Approval of Minutes for May

A motion was made by Jeff Nixon and seconded by Kathy Roberts that the minutes from the May 10, 2023 Planning Board meeting be approved.

Ayes: (4) Nixon, Kehl, Pawlak and Roberts Nays: (0) Absent: (2) Kirsch and Abbott
Motion Carried.

Sheldon Elementary School Special Use Permit

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 hear the referral of the Wyoming County Planning Board. The recommendations of the County Planning Board were that the Town Board set exact days and hours of operation based on the information that will be provided by Mike and Lisa. There was also a comment that we have the exact parameters of the yard sales drawn out in the special use permit. Our town planning board wanted to prepare Lisa and Mike for what will be expected of them from the town board. Our planning board did have questions in regards to truck traffic, yard sale expectations and hours of operation. Lisa and Mike

said that based on it being just them running the business, no plans to have yard sales more than once a month on a weekend. They also would like to do an early afternoon to early evening. Truck traffic would be a box truck maybe once a month. Not an everyday occurrence in terms of big loads coming in. The board is satisfied with the plans presented by Lisa and Mike.

A motion was made by Jeff Nixon and seconded by Don Pawlak to recommend approval of the Sheldon School Special Use Permit to the Town Board.

Ayes: (4) Nixon, Kehl, Pawlak and Roberts Nays: (0) Absent: (2) Kirsch and Abbott
Motion Carried.

A motion was made by Jeff Nixon and seconded by Don Pawlak to refer the special use permit to the Town Board on the recommendations of hours of operation be set along with parameters of the yard sale.

Ayes: (4) Nixon, Kehl, Pawlak and Roberts Nays: (0) Absent: (2) Kirsch and Abbott
Motion Carried.

Reisdorf Land Separation

The Sketch Plan for the Reisdorf Land Separation was presented the Planning Board this evening. Timothy McCutcheon was present on behalf of Jacquelyn Reisdorf. The parcel in question will be acreage located at 3876 Route 98, North Java. It is a total of 71.38 acres. She would like to keep 50 acres on the one side of the road as a parcel and separate the 22 acres across the street off. The board sees no issues with this request; it meets the acreage needed, road frontage and no structures by property lines.

A motion was made by Don Pawlak and seconded by Kathy Roberts to approve the Reisdorf Land Separation.

Ayes: (4) Nixon, Kehl, Pawlak and Roberts Nays: (0) Absent: (2) Kirsch and Abbott
Motion Carried.

Adjournment

A motion was made by Don Pawlak and seconded by Jeff Nixon to adjourn the June 14, 2023 meeting of the Sheldon Planning Board at 7:32 pm.

Ayes: (4) Nixon, Kehl, Pawlak and Roberts Nays: (0) Absent: (2) Kirsch and Abbott
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.

Next meeting will be July 12, 2023 at 7pm.