

**REGULAR MEETING
SHELDON PLANNING BOARD
May 08, 2024**

The Regular Meeting of the Sheldon Planning Board held May 8, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Mary Kehl at 6:00 p.m.

Present: Mary Kehl
Planning Board Members: Kathy Roberts, Debbie Kirsch, Don Pawlak
Recording Secretary: Kate Meyer
Absent: Jeff Nixon and Chairman Wayne Abbott
Also present: Nicole Grover, Zoning Officer and Town Supervisor Brain Becker

Minutes

April minutes were reviewed. A correction will need to be made because there was not a meeting in February. A motion was made to accept the April minutes with correction by Debbie Kirsch and seconded by Kathy Roberts.

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

Zoning Officer Report

The Board reviewed the Zoning Officer's monthly report.

Land Separation – Debra Bartz

Jeff Erickson has an application for a land separation on behalf of Debra Bartz. Debra Bartz would like to divide one parcel with 249.97 acres into three parcels. The board has a concern in the matter of road frontage and if all parcel is sold that future owners will be aware of there not being enough per parcel. Also how will the farmer get access to the bunks in the back? Based on the maps provided, the board would like further clarification on the road frontage on the west side of the property. One parcel will need to add what appears to be 39 feet to meet the requirement. Also the board would like applicant to have consideration for acreage used for farming in the future.

A motion was made by Debbie Kirsch and seconded by Mary Kehl to table the application due to more information on the road frontage and resurveyed maps.

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

Adjournment

At 6:17 p.m. a motion was made by Debbie Kirsch and seconded by Mary Kehl to adjourn the May 08, 2024 regular meeting of the Sheldon Planning Board.

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

New Zoning Law

The board had a work session on the laws immediately following the meeting. It lasted until 8:30 pm. Headway was made.