

**REGULAR MEETING
SHELDON PLANNING BOARD
November 13, 2024**

The Regular Meeting of the Sheldon Planning Board held November 13, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Mary Kehl at 6:06 p.m.

Planning Board Members: Kathy Roberts, Debbie Kirsch, Don Pawlak, Mary Kehl and Jeff Nixon
Absent: Chairman Wayne Abbott
Recording Secretary: Kate Meyer
Also present: Town Supervisor Brain Becker, Larry and Gary Hibsche

Minutes

October minutes were reviewed. A motion was made to accept the October minutes by Kathy Roberts and seconded by Jeff Nixon.

Ayes: (5) Kehl, Pawlak, Kirsch, Nixon, and Roberts Absent: (1) Abbott Nays: (0) Motion Carried

Zoning Officer Report

The Board reviewed the Zoning Officer's monthly report.

Land Separation – Hibsche Realty

Larry and Gary Hibsche are present to ask for the land separation at Perry Road. They would like to turn one parcel into three. The original parcel is 100.44 acres. The first parcel separated off would be 14.34 acres with 316.22 feet of road frontage. Second would be 33.4 acres with a road frontage of 405 feet. The remaining parcel would be 52.7 acres. The remaining lot has the house and driveway on it. The reasoning behind the application for separation is that they would like to sell the farm and retain the land for a future home. The board didn't find any concerns with the application.

A motion was made by Jeff Nixon to approve the Hibsche Realty land separation and seconded by Debbie Kirsch.

Ayes: (5) Kehl, Pawlak, Kirsch, Nixon, and Roberts Absent: (1) Abbott Nays: (0) Motion Carried

Zoning Law Timeline was discussed.

Adjournment

At 6:41 p.m. a motion was made by Mary Kehl and seconded by Don Pawlak to adjourn the November 13, 2024 regular meeting of the Sheldon Planning Board.

Ayes: (5) Kehl, Pawlak, Kirsch, Nixon, and Roberts Absent: (1) Abbott Nays: (0) Motion Carried