

**REGULAR MEETING
SHELDON PLANNING BOARD
February 12, 2025**

As there was not a quorum present tonight, the attending board members, Debbie Kirsch and Don Pawlak, had an open discussion with those in attendance.

Present

Planning Board Members: Debbie Kirsch & Don Pawlak

Absent: Kathy Roberts, Wayne Abbott, Mary Kehl, Jeff Nixon, Kate Meyer

Recording Secretary: Carol Zittel, Town Clerk

Also present: Supervisor Brian Becker; Attorney David DiMatteo; Resident Thomas Jorgensen; ZBA member Mike Pfohl; Councilman Jim Fontaine; Tax Collector & Court Clerk Donna Almeter; ZBA member Billy Harvey

Discussion opened at 6pm

Various topics were discussed regarding the new zoning law. It was an open discussion and those in attendance were permitted to ask questions and make comments. Bullet points from the discussion are noted below:

- Tax rates do not change between zoning classifications
- Debbie Kirsch and Don Pawlak suggest adding back the minimum square footage requirement (removing the percentages)
- Accessory buildings not allowed in front yards in new zoning law
- Attorney DiMatteo: “we were accused of being too restrictive in this new zoning law, but this law is less restrictive”
- Pg 46, Section 508 C *The entrance to the accessory dwelling unit shall not be located on any wall facing any street* Suggestion to remove this line
- Pg 46, Section 508 G *The owner shall provide a notarized affidavit on forms provided by the Town of Sheldon once every two years stating that the property remains owner-occupied.* Suggestion to review this.
- Pg 44, Section 505 A *All single family dwellings shall have a gross habitable floor area of not less than 1,075 square feet and all two-family dwelling shall have a gross habitable floor area of not less than 2,150 square feet.* Suggestion to add this to the tables/charts.
- Review of setbacks – comparison of old and new law. Front is reduced from 50 to 40 ft. Rear increased from 25 to 50 ft. Side increased from 25 to 35 ft.
- Home occupations Section 519 – less restrictive in new law
- Discussion of which board should issue special use permits. Current law leaves it to Town Board. New law leaves it to Planning Board. Debbie and Don feel it should be left with Town Board. Supervisor Becker agrees.
- Thomas Jorgensen asks if there is anything in the new law to prevent a massive structure being erected (ex: data mining facility). Mr. DiMatteo replies that the Town does not have the infrastructure for such a facility (water)

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- Abstract of Current Zoning Law vs. Proposed Zoning Law
- The Town Attorney was asked to work on composing an abstract delineating the changes between the current zoning law and proposed law. Attorney DiMatteo explained that it would be impossible to catch every change but that he would try to provide the major changes.

At approximately 9:00 p.m. the discussion ended.