

**REGULAR MEETING
SHELDON PLANNING BOARD
APRIL 10, 2024**

The Regular Meeting of the Sheldon Planning Board held April 10, 2024 at the Sheldon Town Hall, 1380 Centerline Rd., Strykersville, NY 14145 was called to order by Chairman Wayne Abbott at 6:00 p.m.

Present: Chairman Wayne Abbott
Planning Board Members: Kathy Roberts, Debbie Kirsch, Jeff Nixon
Recording Secretary: Town Clerk Carol Zittel
Absent: Mary Kehl, Don Pawlak, Kate Meyer
Also present: Mason Meyer, Attorney representing the Perl Farm; Bruce Perl; Deanne Siemer arrives 6:25 p.m.

Minutes

The minutes from the February meeting have not been received as Planning Board Secretary, Kate Meyer, is absent from tonight's meeting. The Board will review them next month.

County Zoning Report

A copy of the County Zoning Report was distributed via email prior to the meeting and hard copies distributed tonight.

Land Separation – Property Owners Paul & Bernice Perl & Lee and Amy Perl

A completed land separation application was submitted to the Town Zoning Officer by the Bernice/Paul Perl and Lee/Amy Perl to separate off 1.54 acres of land from SBL# 79.-1-39.211 and transfer it to Bruce Perl. Bruce Perl owns two parcels of land; one parcel is 1.894 acres and the other is 1.566 acres. The addition of 1.54 acres will give Bruce Perl five acres total which will be enough to own a horse per Town Zoning Law. The Planning Board requests that all three of the parcels owned by Mr. Perl be merged together. There was some discussion on how this would affect the zoning designation of the property as Mr. Perl's business is zoned commercial. After review of the zoning map, it was determined that all three parcels will still be zoned commercial. Mr. Perl was concerned with how this would affect his taxes. Mr. Meyer will work with Wyoming County Real Property and Wyoming County Zoning & Codes to have the newly merged property designated correctly.

Approval of Land Separation

A motion was made by Debbie Kirsch and seconded by Kathy Roberts to approve the land separation application of the Perl property with the stipulation that Mr. Bruce Perl merge all three parcels into one.

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

Chairman Abbott signed the mylars and map copies for Mr. Mason.

Resident Deanne Siemer arrives at 6:25 p.m.

Next Meeting

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The Planning Board would like to meet next month with Don Roberts for an update on the new zoning law regardless if there are agenda items. Debbie will reach out to Don.

Adjournment

At 6:45 p.m. a motion was made by Debbie Kirsch and seconded by Jeff Nixon to adjourn the April 10, 2024 meeting of the Sheldon Planning Board.

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

Next Meeting: May 8, 2024 at 6:00 p.m.