

**REGULAR MEETING  
SHELDON PLANNING BOARD  
October 09, 2024**

The Regular Meeting of the Sheldon Planning Board held October 09, 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, Don Pawlak, Mary Kehl and Jeff Nixon  
Recording Secretary: Kate Meyer  
Also present: Nicole Grover, Zoning Officer, Town Supervisor Brain Becker, Deanne Seimer, Brian Herman, Rich Herman and Andrew Kibler

**Minutes**

May minutes were reviewed. As there was not a September meeting. A motion was made to accept the May minutes by Debbie Kirsch and seconded by Mary Kehl.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

**Zoning Officer Report**

The Board reviewed the Zoning Officer's monthly report.

**Land Separation – Andrew Kibler**

Andrew Kibler has an application for a land separation at 1715 Perry Road. It is a 100.8 acre plot that he would separate off 2 acres. The two acre plot will have 470 feet of road frontage. There is a home and once a barn on the 2 acres. On the 2 acre parcel there is a well in front of the home and septic behind the home by the cellar entrance. The barn has since been taken down. There is a back barn on the larger parcel 25 feet from the property line Andrew explained. The site map doesn't provide the barn or measures from property line.

A motion was made by Jeff Nixon and seconded by Debbie Kirsch to accept the land separation presented by Andrew Kibler on the contingency that the map is updated with the barn and measurements.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

**Land Separation – Brian Herman**

Brian Herman has an application for a land separation at 2438 Maxon Road. It is a 114 acre plot that he would like to split into three. The board has a concern of road frontage for the one plot. It was explained by Mr. Herman the plot in question will have 260 feet of road frontage. There are no structures on the original plot and it is all open land.

A motion was made by Don Pawlak and seconded by Mary Kehl to accept the land separation presented by Brian Herman.

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**Zoning Law**

The Board is ready to present the new Zoning Laws to the Town Board.

A motion was made by Jeff Nixon and seconded by Mary Kehl to refer the proposed zoning law to the Town Board for review.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried

**Adjournment**

At 6:40 p.m. a motion was made by Don Pawlak and seconded by Mary Kehl to adjourn the October 09, 2024 regular meeting of the Sheldon Planning Board.

Ayes: (6) Kehl, Pawlak, Kirsch, Nixon, Abbott, Roberts Absent: (0) Nays: (0) Motion Carried