



WYOMING COUNTY ZONING DEPARTMENT

Ag & Business Center
36 Center Street, Suite C
Warsaw, NY 14569

Telephone: (585) 786-3152

Fax: (585) 786-6020

Donald J. Roberts
Code Enforcement Officer

Jenna C. Marley
Sr. Zoning Enforcement Officer

Nicole L. Grover
Zoning Enforcement Officer

MONTHLY REPORT

Date: January 2025 – Report for December 2024

Town: Sheldon

Open Projects:

Permits Issued:

1. **Greg Landphair, 505 Bambi Drive-** 28' x 40' Pole Barn

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

1. **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Waiting on paperwork from both Mills and Town Attorney in regards to what is to be removed from the property. Next court date to be determined.



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MONTHLY REPORT

Date: December 2024 – Report for November 2024

Town: Sheldon

Open Projects:

Permits Issued:

1. Gary and Larry Hibschi; 0 Perry Rd., tax map No. 103-1-13.2- Land separation
2. Andrew Kibler; 3840 Rt. 98- Land separation
3. Robert Augspurger; 406 Falls Rd.- 18.kW DC ground mounted solar array for residential use

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

1. Dennis Mills - 1907 Route 20A (SBL: 56.-2-26) Dennis Mills - 1907 Route 20A (SBL: 56.-2-26) Mills failed to appear in court 10/25/24. Court was rescheduled for December 17th. More information to follow.



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MONTHLY REPORT

Date: November 2024 – Report for October 2024

Town: Sheldon

Open Projects:

Permits Issued:

- Amanda Slater- 592 Armburst Rd; Permit No. 24-270; Fence
- Brain Herman- Land separation of vacant land on Thomas Rd.; Permit No. 24-268
- Robert McMaster- 453 Factory Rd- permit No. 24-272- 28' x 40' Pole Barn

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor

vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024. Mills appeared in court 10/25/24 more information to follow.



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MONTHLY REPORT

Date: October 2024 – Report for September 2024

Town: Sheldon

Open Projects:

- **Daniel Schwab (1461 Perry Road)** – submitted an application for 12' x 24' farm stand. The applicant has applied for an area variance to erect a farm stand that doesn't meet the required front setback allowance of 50' to 30'. The Town of Sheldon Zoning Board of Appeals approved the variance on September 17, 2024

Permits Issued:

- **Trevor Pettigrew (2966 Route 98)** – submitted an application for 6.3 kw mounted solar.
- **Joshua Becker (2566 Rt. 77)** – submitted an application for trailer replacement 12' x 70'

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024. Dennis Mills appeared in Court on September 24th and was ordered to allow building inspector and sheriff on the property to obtain the inventory of the unlicensed unregistered vehicles. On October 7th 36 unlicensed unregistered vehicles were accounted for.



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MONTHLY REPORT

Date: September 2024 – Report for August 2024

Town: Sheldon

Open Projects:

- No Projects this month

Permits Issued:

- **Patricia Kibler (1498 Schwab Road)** – submitted an application for 8' x 40' storage container.
- **Glenn Cramer (2284 Maxon Road)** – submitted an application for 10' x 20' prebuilt shed.
- **Larry Hibschi (0 Perry Road, SBL #103.-1-13.2)** – submitted an application for 80' x 40' AG use cold storage pole barn.
- **Kyle & Rebecca Parmerter (0 Perry Road, SBL #102.-1-7.112)** – submitted an application for 40' x 40' pole barn, use variance approved on 8-20-24.
- **Mike Smith – Camp Hickory Hill (2970 Kohler Road)** – submitted an application for 1504 sq ft. dwelling.

- **James White, Jr. (2314 Creek Road)** – submitted an application for home occupation minor; art gallery.

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected: No renewals or inspections

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps.



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MONTHLY REPORT

Date: August 2024 – Report for July 2024

Town: Sheldon

Open Projects:

- **Debra Bartz (3551 Bartz Road)** – submitted an application for land separation. **The land separation was approved.**
- **Alex Doster (656 Armbrust Road)** – submitted an application for variance to construct a garage addition that will not meet side setbacks of Sheldon Zoning Law. The proposed garage will be a 3' side setback instead of the required 25'. The Sheldon Zoning Board of Appeals will meet on Wednesday, July 24, 2024 to discuss said variance. **The area variance was approved on Wednesday July 24, 2024.**
- **Brian Herman (Thomas Road)** – submitted an application for land separation
- **Jacqueln Reisdorf (3876 Rt. 98)** – submitted an application for land separation

Permits Issued:

- **James White, Jr. (2314 Creek Road)** – submitted an application for fence located in side yard; fence must be 6'' or more off property line and cannot be taller than 6'.

- **Mary McNall (1769 Centerline Road)** – submitted an application for 50' x 16' lean to off of existing barn.
- **Mark Friedhaber (2528 Rt. 77)** - submitted an application for 75' x 37' garage.
- **Josh Becker (2654 Rt. 77)** – submitted an application for 30' x 6' deck off of front of dwelling.
- **Mary McNall (1769 Centerline Road)** – submitted an application for 50' x 16' lean to off of existing barn.
- **Josh Becker (2654 Rt. 77)** – submitted an application for 30' x 6' deck off of front of dwelling.
- **Ryan Doster (656 Armburst Road)** – submitted an application for 30' x 72' garage addition.
- **Debra Bartz (0 Bartz Road)** – submitted an application for land separation.
- **Mark Tiebor (4198 Lefort Road)** – submitted an application for 14' x 36' shed.

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected: **No Renewals or Inspections**

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps.



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MONTHLY REPORT

Date: July 2024 – Report for June 2024

Town: Sheldon

Open Projects: No Open Projects

Permits Issued:

- **Thomas Graff (629 Route 20A)** – submitted an application for 16' x 38' deck off of rear of dwelling.
- **Tamara Dedoszak (1790 Schwab Road)** – submitted an application for 16' x 16' deck off of rear of dwelling.
- **Anne Keem (2009 Folsomdale Road)** – submitted an application for land separation.

High Weed Notice Violations:

No High Weed Notice Violations

Special Use Permits Renewed & Inspected:

- **Breezyhill Dairy, LLC (2705 N. Sheldon Road)** - #23-15 – farm tenant housing

- **James McNall (Humphrey Road)** - #23-28 – 36'x48' pole barn for animals & equipment
- **Michelle & William Snyder (733 Route 20A)** – #19-230 – pole barn & fermentation
- **Diane Sanflippo (3195 Route 98)** - #19-239 – kennel
- **Savannah Kissell (2760 Maxon Road)** - #21-211 – event/wedding venue
- **Vincent Mazza (3551 Route 39)** - #22-32 – camping permit

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps.



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MONTHLY REPORT

Date: June 2024 – Report for May 2024

Town: Sheldon

Open Projects:

No Open Projects

Permits Issued:

- **Lisa Reinig (2588 School Street)** – submitted an application for 6' wood fence; side yard.
- **Sebastian Natalizia (2080 Schwab Road)** – submitted an application for 1575 sq. ft. single family dwelling.
- **Michael Laska (2027 French Road)** – submitted an application for 24' x 40' pre-built shed.
- **Steven Rickettson (3736 Humphrey Road)** – submitted an application for 16' x 29' addition off of dwelling.
- **James Fontaine (3598 Main Street)** – submitted an application for 42' x 64' pole barn for AG storage.
- **Lauren Beeley (2277 Rt. 20A)** – submitted an application for pool.

- **Matthew Darling (3568 Rt. 78)** – submitted an application 60' x 72' farm shop.
- **Adam Kirsch (510 Meadow Lane)** – submitted an application for 24' x 16' patio; 24' x 16' covered porch.
- **Cody Corke (742 Centerline Road)** – submitted an application for 40' x 50' pole barn.

High Weed Notice:

No High Weed Notice

Special Use Permits Renewed & Inspected:

- **Breezyhill Dairy, LLC (2705 N. Sheldon Road)** – Renewed 5-28-24
- **James McNall (Humphrey Road)** – Renewed 4-2-24

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps.



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MONTHLY REPORT

Date: May 2024 – Report for April 2024

Town: Sheldon

Open Projects:

- **Debra Bartz (3551 Bartz Rd.)** submitted application for land separation and is to be heard at the Planning Board Meeting on May 8, 2024.

Permits Issued:

- **Patrick Almeter (2514 Rt. 20A)** – submitted an application for 416 sq' porch with roof.
- **James McNall, Jr. (Humphrey Road (SBL.:80.-1-8.12)** – submitted an application for 36' x 48' pole barn for animal housing & equipment storage- RENEWAL issued
- **Bernice Perl (0 Rt. 77, SBL: 79.-1-39.211)** – Land separation
- **Roxanne Keem (2563 Rt. 77)** – submitted an application for 8' x 16' porch.
- **Lee Perl (1340 Centerline Road)** – submitted an application for 60' x 263' heifer barn.
- **Sean King (1189 Perry Road)** – submitted an application for home occupation minor, sign permit.

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps. **Don Roberts is requesting permission from Dennis Mills to be allowed back on the property to get a completed inventory of vehicles.**

High Weed Notice Violations:

No High Weed Notice Violations



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MONTHLY REPORT

Date: April 2024 – Report for March 2024

Town: Sheldon

Open Projects:

- **Bernice Perl (1545 Centerline Rd.)** submitted a land separation application for Tax Map No.; 79.-1-39.211. Application to be reviewed on April 10, 2024 by the Planning Board. Mason Meyer, Esq. will be attending the meeting on behalf of the applicant.
- **Patrick Almeter (2514 Route 20A)** - submitted an application for area variance to construct a porch that will not meet front or side setbacks of the Sheldon Zoning Law. The proposed front of the porch will be 10' setback instead of the required 50' and side setback will be 15' instead of the required 25'. The Sheldon Zoning Board of Appeals will meet on Wednesday, March 6, 2024 to discuss this application. **The area variance was approved on March 6, 2024.**

Permits Issued:

- **Benjamin Kibler (2032 Schwab Road)** – submitted an application for 10' x 10' deck on barn.
- **Ronald Dabolt (3356 Humphrey Road)** - submitted an application for 20' x 16' addition w/basement.

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps. **Don Roberts is requesting permission from Dennis Mills to be allowed back on the property to get a completed inventory of vehicles.**

High Weed Notice Violations:

No High Weed Notice Violations



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MONTHLY REPORT

Date: March 2024 – Report for February 2024

Town: Sheldon

Open Projects:

- **Patrick & Melody Almeter (2514 Route 20A)** – submitted an application for deck/porch with roof. The applicant has applied for a variance to construct a porch that will not meet front or side setback. The proposed front of the porch will be 10' setback instead of the required 50' and side setback will be 15' instead of the required 25'. The Sheldon Zoning Board of Appeals will have a public hearing on Wednesday, March 6, 2024 at 6:00 PM.

Permits Issued:

- **Adam Gestwick (3928 Humbert Road)** – submitted an application for 12'x 27' remodel/addition off of rear of dwelling.
- **Doug Hyman (3868 Main Street)** – submitted an application for 30'x 15' roof over deck
- **Breezy Hill Farms, LLC (2705 N. Sheldon Road)** – submitted an application for 80' x 60' barn

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)**
Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. This matter was heard in Court on February 27, 2024, and because Don Roberts was denied access to the entire property on February 2, 2024, Don Roberts is working with Judge Kibler on the next steps.



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MONTHLY REPORT

Date: February 2024 – Report for January 2024

Town: Sheldon

Open Projects: No open projects this month

Permits Issued: No permits issued this month

Special Use Permits Renewed & Inspected: No SUP permits renewed or inspected

Property Maintenance Violations:

- **Dennis Mills - 1907 Route 20A (SBL: 56.-2-26)** Decision of order was received and within order it stated that Don Roberts was to go out to the property and take inventory of the unlicensed unregistered motor vehicles. Don Roberts did the inspection on February 2, 2024. The next court date is scheduled for February 27th, 2024.