

TOWN OF SHELDON
Planning Board Meeting

June 13, 2018

Members Present: Wayne Abbott, Debbie Kirsch, Mary Kehl, Don Pawlak, Jeff Nixon and Alternate Member, Kathy Roberts

Also Present: Alyssa Cutcliffe and Don Roberts, Wyoming County Zoning; Mike Armbrust and Jim Fontaine, Town Board Members, Ann Daniel, Planning Board Secretary, Dennis Bartz, Mary Bartz, Deanne Siemer, Mark Herman and Joseph Parker.

-The meeting was called to order at 7:00 by Wayne.

-The minutes from the May 9, 2018, Planning Board Meeting and minutes from the May 23rd Zoning Updates Work Session were read and reviewed. Jeff made a motion to accept the minutes as written. Don seconded the motion. All in favor, motion carried.

OLD BUSINESS:

Public Hearing - Helaman Heinrich/Dennis Bartz - Special Use Permit Application - to sell bagged/bulk coal and pellets at 3474 Bartz Road, Strykersville. The floor was open for public comment from 7:00 - 8:00pm. There were no public comments for or against the project. The PB reviewed the updated site plan sketch/drawing including the requested dimensions and setbacks. Debbie made a motion to recommend approval of this Special Use Permit. Mary seconded the motion. All in favor, motion carried. Don made a motion to refer the Special Use Permit Application to the Town Board for their final approval at the next meeting. Jeff seconded the motion. All in favor, motion carried.

NEW BUSINESS:

Chicken Complaint - Carly Conners - The Zoning Officer has taken a complaint regarding chickens at a home on Main Street/Rte 78 in the Hamlet of Strykersville. Town of Sheldon zoning does not allow chickens in the Hamlets. Alyssa informed Carly Conners, the tenant of the property, that in order to continue harboring chickens she would need a Use Variance. Don made a motion to refer the matter to the ZBA. Deb seconded the motion. All in favor, motion carried. Jeff made a motion to also refer this to the Wyoming County PB. Kathy seconded the motion. All in favor, motion carried.

Proposed Use for Sheldon Elementary School Building - Mark Herman and Joseph Parker came to discuss their proposed ideas for purchasing and repurposing the vacant Sheldon Elementary School Building. They are proposing to use part of the building for a drug rehabilitation center and in the other half an adult BOCES type technical educational center. The majority of the changes would be done on the inside of the building to create dormitory style housing for the rehab center. The Planning Board reviewed the sketch plan and discussed the ideas presented. They would need approval for a Special Use Permit in order to proceed with the project.

Mr. Herman and Mr. Parker indicated that they may also be interested in future projects at this site such as possibly adding housing on the East side of the property. Debbie made a motion to refer this the Wyoming County Planning Board for their review and comments. Mary seconded the motion. All in favor, motion carried.

There will also be a Public Hearing on this matter at the next scheduled Planning Board Meeting, July 11th.

Debbie made a motion to adjourn the Planning Board meeting at 8:50 pm. Don seconded the motion, meeting adjourned.

-Next Meeting:

**July 11, 2018 @ 7:00 pm
Regular Planning Board Mtg.**

Respectfully Submitted,

Ann Daniel

Planning Board Secretary
