

VILLAGE OF SHERMAN
MINUTES FOR THE MEETING OF THE
VILLAGE PLANNING BOARD
Monday, September 22, 2025 at 4:00pm

Members in attendance: Chair Brian Bates, Tim Minge, Garrett Spitzer, and Rose VanVolkenburg. Applicant Micah Meredith, proposed development of two storage facilities for self-storage units. Others in attendance: Residents Chad and Madelyn Card, Enforcement Officer Greg Gormley, and Mayor Colleen Meeder.

Micah Meredith, owner of the vacant property at the NE corner of I-86, on NYS Route 76, presented the plans for the development of a storage facility on property SBL 328.15-1-7.2, which sets back from NYS Route 76. This involves the construction of two 30' x 160' metal buildings for the commercial use of self-storage units, without access to utilities. With no intention of outdoor storage. The buildings' height at its peak is approximately 15' tall, and at the grade would not obstruct the adjacent properties' view of I-86 or NYS Route 76.

Enforcement Officer Greg Gormley provided the Planning Board with the Use Permissions within the Zoning Law Section 403 for the Highway Commercial C2 District that includes Storage Facilities requiring a Special Use Permit and a Public Hearing.

After questions and dialog with all present, it was determined that the construction and use would not detract from the Village's Comprehensive Plan; it would not compete with businesses downtown, believed to not take away from downtown businesses, and may or may not draw visitors to the downtown businesses. The green doors on the tan colored metal exterior are neutral and would not be visually offensive or distract from the natural landscape. It was the consensus of all those in attendance that there was not a foreseeable need for security cameras or a fence, and that a fence may be conspicuous, drawing attention to the buildings that are otherwise blending into the landscape. Fences may be required at the point commercial properties meet residential, not only for privacy and visual barriers, but also to enhance security for residents and prevent trash from blowing in toward residential properties. All in attendance were in consensus that the fence would not be necessary. Discussion around planting trees or bushes for visual screening was not determined to be necessary at this time for this construction, however, will be revisited if the property(s) are further developed in the future. The buildings would be constructed within the setbacks permitted by the Village Zoning Law, therefore do not require an area variance from the ZBA. The buildings' location on the farthest property lot SBL 328.15-1-7.2 are not expected to impact the residents on Morris and Prospect Streets.

Micah intends to submit a NYSDOT Perm 33 application for driveway access from NYS Route 76, with the Village of Sherman support. There was concern expressed for any increase in traffic on village streets up Morris Street and over Prospect Street to the storage facility.

RES:2025-09-22.1 STORAGE FACILITY RECOMMENDATIONS

Planning Board Member Garrett Spitzer moved, and Tim Minge seconded the motion to refer the special use permit application for Micah Meredith's proposed development of a storage facility consisting of two 30' x 160' metal buildings for the purpose of commercial use of self-storage units, on SBL 328.15-1-7.2 to the Municipal Zoning Board for consideration, with the

understanding that the intent is not to supply utilities to the individual storage units, and there will not be outside storage.

Planning Board Members unanimously approved the motion.

Meeting adjourned at 5pm.

Next Planning Board Meeting Scheduled for Monday, October 13, 2025, at 4pm, agenda includes updates on Village projects.