

VILLAGE OF SHERMAN

MINUTES OF THE MUNICIPAL ZONING BOARD PUBLIC HEARING FOR STORAGE FACILITY, MEETING OF THE MUNICIPAL ZONING BOARD, PUBLIC HEARING OF THE CDBG #1071PR103-23 MAIN STREET STORMWATER INFRASTRUCTURE IMPROVEMENTS PROJECT, & REGULAR MEETING OF THE BOARD Wednesday, October 8, 2025 at 6:00pm

Mayor Meeder called the meeting to order at 6:04pm and lead everyone in the Pledge of Allegiance. Board members Colleen Meeder, Ryan Sanders, Dennis Watson, and Gary Emory; Director of Public Works Jay Irwin; Clerk-Treasurer Jeanette Ramm; Property Owners Georgia Peck, Peter Baker, Jim Mayshark, and Micah Meredith were in attendance.

RES 2025-10-08.1: MINUTES

Motion to accept the previous minutes of the Regular Meeting of the Village Board of Trustees held Wednesday, September 10, 2025. (*The Special Meeting 09/30/2025 was cancelled.*)

Moved by Trustee Emory Seconded by Trustee Watson

Ayes: 4 Nays: 0 Carried

Motion to suspend the regular meeting and enter into the Public Hearing for the proposed Storage Facility, held by the Village of Sherman Municipal Zoning Board.

Moved by Trustee Sanders Seconded by Trustee Emory

Ayes: 4 Nays: 0 Carried

MUNICIPAL ZONING BOARD PUBLIC HEARING – STORAGE FACILITY

The public hearing was opened by the mayor for the proposed construction of two metal buildings for use as a storage facility for the purpose of self-storage units on the vacant property lot SBL 328.15-1-7.2 on Osborne Street near I-86, in the Highway Commercial (C1) Property, presented by Micah Meredith. He summarized the plans for two 30'x160' metal buildings. In response to Peter Baker's question, Micah said there would be approximately 75 individual self-storage units in total between the two buildings.

Mayor Meeder read the drafted Planning Board Minutes detailing their discussion at an earlier public meeting, their recommendations, and referral to the Municipal Zoning Board, i.e. Board of Trustees.

Peter Baker read a prepared statement, (see addendum to the minutes), where he expressed his concern regarding the aesthetics of the metal buildings, and it possibly detracting from the character of the village. To which Mayor Meeder re-emphasized the Planning Board's lengthy discussion and review in determining the proposed development would have little to no impact either positively or negatively but essentially be neutral. Given the elevation, distance from the road and residential homes, height of only 15', and color, it is believed it will blend into the hillside. He recommended adding aesthetic details, and Georgia Peck suggested adding a cupola, which Micah said he hadn't previously considered but liked. Mayor Meeder questioned how visible it would be and didn't think that needed to be a requirement for proposed project.

Mayor Meeder reminded the group that there are different Zoning Districts, and that the Village Comprehensive Plan does suggest the need for a third separately defined ‘Downtown Commercial District’ in the heart of the Village’s Main Street. That area would have the need for special consideration to aesthetics and other limited use. However, this proposed project is not even in Commercial District C1 but zoned C2 Highway Commercial, that is described to be more ‘industrial’ in nature, with metal buildings at Triple E Mfg, the State ‘Barn’, and Country Transfer Station. Trustee Emory mentioned these buildings specifically and the four corners around I-86; and that this is the only developable area yet has been for sale and left undeveloped for decades until now. It was something the Planning Board had also pointed out, that this property has been available for decades and this is the first proposal for development.

To Peter’s question as to whether it is needed (in demand by the market) and may result in an unviable project, though she understood his point, Mayor Meeder said in our materialistic society there is a great demand for self-storage, unfortunately. Micah shared the percentage of used to unused units at his other locations, and the speed to which they are rented after being built.

Trustee Emory and others concurred that Micah Meredith is maintaining the property, which in and of itself will be more aesthetically pleasing when entering the Village. The State has not been maintaining their large right-of-way to the east. The Village has subsequently been mowing it. There are trees down and brush accumulating along the State’s ugly chain link fence on the property line. The Village would like to attempt to improve that area, when the DPW Director has the opportunity to look into it. Micah Meredith said he’d love to plant some Maple trees on the property.

Motion to close the Public Hearing on the proposed Storage Facility and resume the Municipal Zoning Board Meeting.

Moved by Trustee Emory Seconded by Trustee Watson

Ayes: 4 Nays: 0 Carried

MUNICIPAL ZONING BOARD MEETING

RES 2025-10-08.2: RECORD THE DRAFT PLANNING BOARD MINUTES

Motion to record the draft Minutes of the Village of Sherman Planning Board Meeting held September 22, 2025, 4pm (*to be accepted by the Planning Board at the next scheduled meeting*).

Village of Sherman Planning Board Meeting Minutes (draft) September 22, 2025, 4pm

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.

In closing the discussion, 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.

Village Municipal Zoning Board Members, acceptance of the draft Minutes of the Planning Board:
Moved by Trustee Sanders Seconded by Trustee Emory
Ayes: 4 Nays: 0 Carried

RES 2025-10-08.3: STORAGE FACILITY

Motion to accept the recommendations of the Village of Sherman Planning Board, and herein approve and authorize the Enforcement Officer of Code and Zoning to issue a Special Use Permit to Micah Meredith for the construction of a storage facility consisting of two 30' x 160' metal buildings, on the property located near Osborne St / NYS Route 76, SBL 328.15-1-7.2, for the commercial use of self-storage units, without utilities to the individual units, for indoor storage only.

Village Municipal Zoning Board Members:

Moved by Trustee Watson Seconded by Trustee Sanders

Ayes: 4 Nays: 0 Carried

Motion to close the Municipal Zoning Board Meeting and enter into the 2nd Public Hearing of the CDBG Main Street Stormwater Infrastructure Improvements Project, held by the Village Board of Trustees.

Moved by Trustee Emory Seconded by Trustee Sanders

Ayes: 4 Nays: 0 Carried

VILLAGE OF SHERMAN BOARD OF TRUSTEES 2nd PUBLIC HEARING of CDBG MAIN STREET STORMWATER IMPROVEMENTS

The Village of Sherman's current Community Development Block Grant (CDBG) project: **CDBG # 1071PR103-23**, in the amount of \$1,250,000, known as the **Village of Sherman Main Street Stormwater Infrastructure Improvements**. The CDBG program is administered by the New York State Office of Community Renewal (OCR), and provides resources to eligible local governments for housing, economic development, public facilities, public infrastructure, and planning activities, with the principal purpose of benefiting low/moderate income people.

While referring to the design plans on the screen, Mayor Meeder provided information about the progress of the ongoing CDBG project: She said the project is considered to be at a point of "Substantial Completion", pending Rural Development's concurrence, given the scheduled onsite inspection for October 2nd, was postponed indefinitely due to the Federal Government Shutdown and the temporary closure of the Rural Development Offices.

The 2024 construction season involved the start and completion of replacing and upsizing of the stormwater pipes at the Sherman Central School athletic field (from 2-24" to 2-36" pipes), from the new headwall at the creek to the direct inlet's west of the playground... which then connects to the drainage to French Creek. Sherman Central has kept all required (CDBG & RD Project) signs up on the fence to the playground, off East Main Street. The contractor for the project, Legend Excavating, also replaced stormwater infrastructure across Main Street at approximately 111 West Main Street to 104 East Main Street, and along Main Street at the Miller Street intersection. The direct inlet near 137 and 143 West Main Street was replaced. The stormwater infrastructure from Main Street down Franklin Street, across the parking lot to French Creek was installed, however final reclamation and sidewalk was not completed until 2025. Other delays in 2024 were due to NYSDOT questions on the ADA design at the corner of Franklin and Main Streets, primarily due to

the elevation of the sidewalk which delayed the work, and the season concluded leaving the ‘finish’ work of blacktop installation along the upper east side of Franklin Street until summer of 2025.

The 2025 construction season began with the demolition and stormwater infrastructure replacement on lower Church Street. A delay in the five DI castings and some challenges with existing water infrastructure were resolved and construction of Church Street was completed through reclamation and blacktop. Change Order #4 involving Church Street and the upper west side of Franklin Street were not CDBG eligible, however they have been approved by RD under long-term financing. CDBG felt these changes were not from an unanticipated finding, so therefore, should have been or should be bid out. The time and expense to bid on this work would have been a wash. After the use of a Force Account, this will result in an estimated amount of \$34,000 of unspent CDBG dollars, likely \$1,216,000 of the \$1,250,000 award will be expended. The west side of Franklin Street received new curbing and drainage constructed by Legend Excavating to be paid through RD financing. The Village will complete restoration of the space in 2026; it will include the installation of a ‘patio’ style pad for seating across from the mural. The CDBG Main Street project sidewalk installation on the east side of Franklin Street from The Cornerstone Restaurant to the bridge was a challenge. In part, because of the passing of Josh White, the concrete specialist for Legend. The finished parking lot was approved by RD, outside of the CDBG Main Street project, and received a \$20,000 grant from CCPEG for CR2T trailhead improvements. The French Creek kiosk removed by Legend Excavating will need to be replaced with a new structure, to be funded by RD financing.

The Village of Sherman received CDBG approval to use a Force Account to replace the stormwater infrastructure and sidewalk on the westside of Miller Street, along the bank, 100 Main Street. This required the Village Streets Department to order the material, demo, and construct this section of the Main Street project to be submitted for reimbursement from the \$1,250,000 awarded grant, totaling just over \$37,000 for the draw request.

Punch list items for the Main Street phase of the Stormwater Improvement Project include crosswalk paint at Main Street intersections of Church, Miller, and Franklin Streets. Outside of CDBG, items approved by RD that are remaining include the kiosk replacement and painted parking spots in the parking lot. Outside of the project entirely, at the expense of the Village are a number of parking spots throughout the downtown including Church and Miller Streets, reclamation of the west side of Franklin Street, and concrete finishes within the Church Street bump-outs. Bump-outs are structures used to narrow the width of the road for calmer streets – slowing and quieting traffic to the speed limit, and providing opportunities for greenspace, stormwater gardens, and outdoor entertainment and dining where applicable – which leads us to the Complete Streets Initiative.

Comments: Georgia Peck thanked the board for the improvements at her corner (Church & Main) and asked questions regarding future use of the bump-outs on the eastside of Church Street.

The hearing was conducted pursuant to Section 570.486, Subpart I of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974, as amended.

Motion to close the Public Hearing of the Stormwater Project and resume the Regular Meeting of the Board at 7:31pm.

Moved by Trustee Emory Seconded by Trustee Watson

Ayes: 4 Nays: 0 Carried

REGULAR BOARD MEETING:

DEPARTMENTAL REPORTS FROM CHIEF OPERATOR

STREETS

- The parking spaces should be painted before the next meeting.
- Working on tree removal and clean up in right of way throughout the village.
- Leaf pick up has begun and will continue until the end of falling leaves or the snow comes. The new machine is much safer than the previous set up and will save time.
- Jared Oehlbeck has almost completed the stump grindings.

CAPITAL PROJECT UPDATES

STORMWATER

- CDBG - Main Street Project:
 - West side of upper Franklin Street – reclamation will continue through the off-season.
 - East side of Franklin Street behind Cornerstone Restaurant - topsoil reclamation.
 - Church Street – concrete installation at the bump outs on the eastside will be in 2026.
 - Miller Street – organizing the restoration of the bank and post office walls.
 - NON-CDBG – parking lot off Franklin Street – paint parking lines and restore kiosk.
- Upper Basins Project:
 - Chautauqua County Soil & Water Conservation District (CCSWCD), with subcontractor Tabone began the excavation of the dry detention pond to the NW of the Nature Center Pond.
 - Chautauqua County Landfill has provided an off-road vehicle for moving the topsoil.
 - Town of Sherman provided topsoil transportation to other sites for future use.

COMPLETE STREETS

- Chautauqua County will paint the center and fog lines.
- Parking spots will be painted by Accent Stripe in coordination with Legend Excavating.
- Crosswalks at Main Street and the intersections of Church, Miller, and Franklin Streets are included in the Stormwater Improvement Project

CHRIC Housing Projects

- **CDBG Housing Project is nearing completion.** The 2nd Public Hearing will be held on November 12, 2025, at 6pm at the Regular Meeting of the Village Board of Trustees, where Josh Freifeld will present the details of the project.
- **MMHR** – The Mobile & Manufactured Home Replacement Grant has a construction limit of \$90,000 per mobile home, which includes the removal, site preparation, and new mobile home installation, which is woefully short of the amount needed. The restrictions are detailed in State Statute; therefore, the Village is going to seek help from Senator Borrello and implore upon him this great need for the health and safety of the three qualified households. The New York State Homes and Community Renewal has budgeted \$430,000 to the Village of Sherman MMHR Grant Award, the Village is merely asking for the flexibility needed within that budget to accommodate the successful replacement of three mobile homes.

FOOD PANTRY GRANT

- FeedMore WNY grant was awarded to the village, we're just awaiting funds.

COMMITTEE & AGENCY UPDATES

FRENCH CREEK YORKER MUSEUM

- Streets Department completed a small to-do list from Yorker President Robert Tenpas.
- We are still trying to source a log for the Log Dwelling.
- Back-in Parking Spaces will be painted along the museum (Church Street).
- The signs will probably only be put back up next spring.

NIGHT AT THE MUSEUM

- It was rescheduled for Wednesday, October 1st, and drew a larger crowd.
- It was a very successful and beautiful evening, kicking off what hopes to be a new annual event bringing interest to the museum – in a different light.
- Thank you to Michelle Emory, Danielle Keith, The Cornerstone Restaurant, and Kimberly Cole for all the help in decorating, providing a delicious meal, dessert, and set up and clean up.
- Tyler McClain played music that was just perfect, making it a very enjoyable event.

MEMORIAL PARK, Park & Church Street (in connection to the museum property)

- Trees at Memorial Park – further restoration will begin following the 2026 season.
- Jim Kurtz – wants to put in a MIA/POW Memorial, he is in discussions with the mayor.

STEERING COMMITTEE / STAKEHOLDERS COMMITTEE

- Met October 1, 2025, to update the NY Forward application.
- NY Forward Open House scheduled for October 23rd, 6pm at Archie's Powersports.

TRAILS

- Trail and Nature Center improvements will resume following the Stormwater Project, which prevented us from doing any work or disturbance to the ground until after the project.
- To-do: mowing the edges of the section from the trailhead to the railroad bed.

SHERMAN CHAMBER OF COMMERCE

- Held the successful Annual Music Festival on Saturday, September 13th.
- Preparing for the Sherman – Lighted Tractor Parade, Second Saturday in December, December 13th, 2025. The direction will turn around this year – running from Hart to East Streets, to avoid all the confusion we experienced last year.
- Next meeting Tuesday, October 14, 2025, at 9am.

SHERMAN DAYS COMMITTEE

- The 2026 Sherman Days will be held Friday, July 31 thru Sunday, August 2.

PAINT CHQ MURAL & FESTIVAL

- The Village of Sherman and greater community has expressed its overwhelming support and excitement for the mural installation and the great experience with creatives Justin Saurez and Emily Ding.
- Mayor Meeder sent a letter to Marty Proctor, Chautauqua County District 18 Legislature, with appreciation for the coordination provided by the Chautauqua County Department of Planning and Development, and the CREDC and CCPEG supporting agencies, stating:

The Village of Sherman is very grateful to the leadership of Chautauqua County and the Chautauqua Region Economic Development Corporation for this Paint CHQ opportunity. Rebecca Wurster and the Department of Planning and Development team did an excellent job in organizing the nationally renowned artists, bringing these amazing high-quality murals to life.

As I stated at the ribbon cutting, we greatly appreciate that the County values all communities, regardless of size, that are contributing to the mission and vision of the Choose CHQ, Live CHQ initiatives.

Sherman sits along the Southern Tier Expressway centered between three beautiful lakes, where visitors to Chautauqua County enjoy trails, quaint inns and short stays all within 10-20 minutes of a hub of activities. Those visiting Chautauqua Institution, the Comedy Center, and local festivals stop in and stay within the greater Sherman area along the way. Sherman's mural is an attractive invitation to the natural area, relatable to all, at the southern entrance to Chautauqua Rails to Trails. Much of the energy behind foundational grants awarded is toward communities engaging in art and cultural activities that provide amenities and placemaking, not just for the residents of the community, but for visitors to enjoy, contributing to their experience throughout the region. Paint CHQ has accomplished this through the work of the Chautauqua County Planning Department and the significant personal investment of the private business owners in coordinating and preparing for this event.

The Village of Sherman supported the project understanding the intention of the Paint CHQ initiative will have a lasting impact for the next 20+ years. We applaud the efforts of the Chautauqua County Planning and Development Department which has had a resounding effect on community members, businesses, and the greater area. The Village has received an overwhelmingly positive response from all, including some unexpected skeptics. The project is inspiring and truly transformational as intended; its purpose goes beyond a welcoming mural serving as the gateway to the downtown Main Street.

*The Sherman residents, businesses, and many others traveling from I-86 to their homes in the southwest region of Chautauqua County are all taxpayers and appreciate being included in this exceptional economic and community development opportunity that was predominantly funded by several supportive foundations for the purpose of attracting visitors and improving the quality of living for **all** our Chautauqua County residents.*

Just now, I had another gentleman stop in and say how incredible and stunning it is. When I asked him what his favorite part was, he said he didn't have one, he is enjoying the whole mural!

MAYOR

- **“1st Amendment – 1st Vote’ pathway to government leadership for teen girls,”** invited Mayor Meeder to their luncheon on networking and her role in government service. “The programming began in 2018, which is a non-partisan, civics opportunity for high school teens who identify as girls to engage in the democratic process and to imagine themselves in elected office or professional government-related jobs.” Students from Sherman, Westfield, and Frewsburg were in attendance.
- **“Choose Community over convenience”... Pres. Dan Heitzenrater says by choosing deliberately and actively to engage in your community builds resiliency.** Trustee Emory and Mayor Meeder attended the CHQ Chamber of Commerce Business Award Banquet at SUNY Fredonia on October 2nd.
- **Congratulations to Triple E Mfg & Design Inc** named 2025 Producer of the Year by the CHQ Chamber of Commerce.
- **Senator Borrello – Mayor Meeder is providing a Letter of Support for S.8481** which would authorize local governments to opt out of mandates and benchmarks established under the Climate Leadership and Community Protection Act (CLCPA), including universal electrification requirements.
- **Mayor Meeder expressed the Village’s appreciation to the Town of Sherman and Town of Cherry Creek for their sincere condolences.**
- **New and updated local laws** needed for Noise Ordinance, Dog Control, Short Term Rentals, Signs, and the establishment of the Downtown Commercial District

Halloween Trick-or-Treat hours are Friday, October 31, 2025 at 5pm-7pm

PUBLIC PARTICIPATION

No public participation.

FINANCIAL REPORTS FROM CLERK-TREASURER

Community Bank Accounts:

General Checking Account: Balance (10/08/2025) is \$14,005.44 & book balance (\$19,426.19)

NYS Fund Bank Account: Balance (10/08/2025) is \$7,500

Bldg/Wtr Project Bank Acct: Balance (10/08/2025) is \$3.13

Parks Fund Account: Balance (10/08/2025) is \$803.13

Stormwater Fund Account: Balance (10/08/2025) is \$3.43 & book balance (\$33,922.24)

Climate Smart Account: Balance (10/08/2025) is \$0

NYCLASS Account: Balance (10/08/2025) is \$638,899.65

Of which is: General Funds \$184,619.91

Capital Funds \$427,115.39

Contains Stormwater BAN proceeds and Bldg Proj. Balance

Debt Funds \$560.61

Repair Reserve Funds \$26,603.74

Receipts: Total \$77,220.50

RES 2025-10-08.4: VOUCHER #5 2026

Motion to accept Voucher #5 for \$99,282.39 for September 2025, of which \$0 is from the NYS Special Fund, \$0 is from the Water Project Fund, \$0 is from the Parks Fund, \$25,591.92 is from the Stormwater Project Fund, and \$0 is from the Climate Smart/Economic Development Fund.

Moved by Trustee Watson Seconded by Trustee Sanders

Ayes: 4 Nays: 0 Carried

OLD BUSINESS:

No old business.

NEW BUSINESS:

RES 2025-10-08.5: APPROVE PERM 33 FOR ROUTE 76

Motion to approve and authorize the mayor to endorse and execute the NYSDOT Perm 33 application for Micah Meredith for driveway access from NYS Route 76 through SBL 328.15-1-3, 328.15-1-4, 328.15-1-5, and/or 328.15-1-6 to SBL 328.15-1-7.2. *(9-1-1 Address to follow.)*

Moved by Trustee Emory Seconded by Trustee Watson

Ayes: 4 Nays: 0 Carried

RES 2025-10-08.6: REGARDING EMPLOYEE BENEFIT

Motion to approve the \$1,000 payment to Thomas M. Clickett Memorials Ent. Inc. for employee Daryl Goodwill, consistent with the Village of Sherman Employee Benefit Handbook policy.

Moved by Trustee Watson Seconded by Trustee Emory

Ayes: 4 Nays: 0 Carried

RES 2025-10-08.7: SCHEDULE 2ND PUBLIC HEARING OF CDBG HOUSING IMPROV.

Motion to schedule the second public hearing of the CDBG Housing Improvement Project 1071HR324-23 administered by CHRIC, for the next regularly scheduled meeting of the Village Board of Trustees to be held on November 12, 2025, at 6pm.

Moved by Trustee Emory Seconded by Trustee Sanders

Ayes: 4 Nays: 0 Carried

There may be a need to call for a Special Meeting for the agenda items involving the closure of the CDBG Main St Stormwater Project; (the ending date for the agreement with CDBG is December 8, 2025).

Executive Session – None.

Motion to adjourn the meeting at 7:59 pm.

Moved by Trustee Emory Seconded by Trustee Sanders

Ayes: 4 Nays: 0 Carried

Kindly Submitted,
Jeantte Ramm
Clerk-Treasurer

Next Meeting: **Interim Special Meeting(s) may be held for the Stormwater Project.**
 Regular Meeting Wednesday, November 12, 2025, at 6pm.

Dear Members of the Zoning Committee,

I am writing as a resident of the village of Sherman, a rural town of approximately 950 people to express my sincere concerns about the proposal to construct two large metal storage units on the outskirts of our community. While I understand the potential intentions behind this development, I urge you to consider the lasting impact this decision could have on the character and future of our town.

Over the past several years, Sherman has made significant strides in enhancing its visual appeal and welcoming atmosphere. Investments have been made in building parks, installing hike and bike trails, and commissioning a beautiful mural to greet visitors. These improvements have not only uplifted the community spirit but have also helped shape a positive first impression for anyone entering our town.

The proposed location for the metal storage units is especially concerning, as they would become the most prominent structures seen by visitors upon arrival. Rather than the inviting and picturesque scene we have worked so hard to create, the sight of two large metal buildings could overshadow our efforts and potentially deter both visitors and prospective residents. Our town's identity should not be defined by industrial-style storage units, but by the warmth and charm we have cultivated together.

Beyond aesthetics, I question whether there is a genuine need for such large storage facilities in a town of our size. With a population of fewer than a thousand residents, it is unclear who would regularly utilize these units in a manner that justifies their construction. There is a legitimate concern that these buildings could remain underused, resulting in an unsightly and economically unviable project.

It is important for us to carefully consider whether this development aligns with the long-term interests of our community. Our focus should remain on projects that support our town's growth, appeal, and quality of life rather than ventures that may not serve the needs of our residents.

I respectfully ask the committee to weigh these concerns as you consider the zoning request. Our town's future depends on thoughtful decision-making that honors the progress we have made and preserves the character that makes our community special. I urge you to prioritize the values and vision our town has worked so hard to establish.

Thank you for your time and consideration.

Sincerely,
Peter Baker