

**VILLAGE OF SHERMAN**  
**MINUTES OF THE MEETING OF THE**  
**VILLAGE PLANNING BOARD**  
**Monday, October 13, 2025 at 4:00pm**

**Present:** Planning Board Members Tim Minge, Garrett Spitzer, Rose Van Volkenburg,  
Mayor Meeder

**Excused:** Planning Board Chair Brian Bates

**RES 2025-10-13.1: MINUTES**

Motion to accept the previous minutes of the Village Planning Board Meeting held Monday, September 22, 2025.

Moved G. Spitzer      Seconded T. Minge

Ayes: 4                  Nays: 0          Absent: 1

**OLD BUSINESS:      Reported results to the Planning Board**

**Following the Public Hearing held by the Village Municipal Zoning Board on October 8, 2025, at 6pm, the resolution was approved as presented:**

**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 Trustee Watson      Seconded Trustee Sanders

Ayes: 4          Nays: 0          Absent: 1          Carried.

**REGULAR MEETING UPDATES:**

**CAPITAL PROJECTS**

**Mayor Meeder gave a brief review of completed projects, including the WWTP/Sewer Project, Drinking Water Improvement Project, EV Stations, and NY Main Street.**

**Catalyze's Community Solar Arrays – awaiting the discount / credit sign up opportunity.**

**STORMWATER**

**\$5M Bond Resolution, current \$2.8M Comprehensive Project, Rural Development committed (\$3.5M) \$1,500,000 in long-term financing at 1.25% interest, awarded \$1,250,000 in CDBG co-funded infrastructure grant for the surrounding Main Street area. Coordination with county agencies and shared services is providing the affordable construction of the upper basins.**

**Deadlines:      December 8, 2025 CDBG Contract, May 2026 RD Close on long-term Financing**

- **Main St Project** (remaining work to be completed)
  - West side of upper Franklin St – reclamation will continue through the off-season.
  - East side of Franklin St behind Cornerstone Restaurant, topsoil reclamation
  - Church St – concrete installation at the bump outs on the eastside will be in 2026.
  - Miller St – organizing the restoration of the bank & post office wall
  - Parking lot off of Franklin Street – parking line paint and kiosk
    - \$20,000 grant from CCPEG toward blacktop at CR2T trailhead
- **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.
  - Northrup – directional drilling from Miller St to dry detention pond
  - After Nov 1<sup>st</sup>, flood bench installation at Sherman Apartments

## **DEPARTMENTAL REPORTS FROM CHIEF OPERATOR**

### **Streets Department**

- Paint – Parking spots – **back in parking**
- Tree removal in ROW's, stump grindings
- Trees on Miller Street
- Edmunds Park Parking Lot, Lights, Restroom
- Dog Park on Hart Street
- Request for a Community Garden

### **COMPLETE STREETS**

#### **Safe streets for walkability and bikeability, traffic calming elements to slow and quiet traffic**

- Chaut Co can provide painting of the center and fog lines
- Parking spots will be painted by Accent Stripe in coordination with Legend Excavating
- Crosswalks at Main St and the intersections of Church, Miller, and Franklin are included in the Stormwater Improvement Project
- \*Main Street preliminary plans
- \*Miller Street upper entrance to the Village – bump outs, issue stormwater

**G. Spitzer believes installing narrowing features for traffic calming on Main Street will greatly reduce the issues (of speed, noise, and dust).**

### **CHRIC Housing Projects**

- **CDBG Housing Project is nearing completion.** The 2<sup>nd</sup> 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 & Manufacture 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.

## **COMMITTEE & AGENCY REPORTS**

### **FRENCH CREEK YORKER MUSEUM**

- Streets Dept completed a small to-do list from Pres Robert Tenpas
- Sourcing Log
- Parking Spaces
- Signs
- Stormwater and electrical improvements
- Fence

### **NIGHT AT THE MUSEUM**

- 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.
- G. Spitzer suggested an automated invitation app to manage event invitations efficiently.

### **MEMORIAL PARK, Park & Church St (in connection to the museum property)**

- Trees at Memorial Park – further restoration will begin following the 2026 season.
- Purple Heart Trail – MIA/POW Memorial

### **STEERING COMMITTEE / STAKEHOLDERS COMMITTEE**

- Met October 1, 2025 to update the NY Forward application
- NY Forward Public Open House scheduled for October 23<sup>rd</sup>, 6pm – Archies

### **TRAILS**

- Trail and Nature Center improvements will resume following the Stormwater Prj
- To-do: mowing the edges of the section from the trailhead to the railroad bed
- Coordination with Minerva Library – Story Walk materials

### **SHERMAN CHAMBER OF COMMERCE**

- Sherman- Lighted Tractor Parade, Second Saturday in December, December 13<sup>th</sup>, 2025
- Next meeting Tuesday, October 14, 2025, at 9am

### **SHERMAN DAYS COMMITTEE**

- 2026 Sherman Days – 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.

*Chautauqua County Department of Planning and Development  
Chautauqua Region Economic Development Corporation CREDC  
Chautauqua County Partnership for Economic Growth*

*\*Contributing to the mission and vision of the Choose CHQ, Live CHQ initiatives.*

**MAYOR**

- **“Choose Community over convenience”... Pres. Dan Heitzenrater says choosing deliberately and actively to engage in your community builds resiliency.**
- **Triple E Mfg & Design Inc -2025 Producer of the Year- CHQ Chamber of Commerce**
- **Congressman Langworthy - Village Board resolved to support the Energy Choice Act**
- **Senator Borrello - 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.**
- **New and updated local laws needed for:**
  - **Noise Ordinance**
  - **Dog Control**
  - **Short Term Rentals**
  - **Signs**
  - **Downtown Commercial District**
  - **Stormwater Management**

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

**PROPERTY UPDATES**

- **146 E Main St – success – considering a Historical Marker**
- **Old Hardware – under contract**
- **Old Weise Garage – possibly under contract**
- **Old Farmers Mill – auction closing Wed, Oct 15, at 5pm**
- **Old Chase Antiques – owned by David Conrad**
- **Old Ford Garage – awaiting update from M3P/Tusk Realty**
- **157 W Main St – CC Land Bank**

**Adjourned at 5:20pm**

**Next Meeting: February 9, 2026 at 4pm**