

**VILLAGE OF SHERMAN**  
**MINUTES OF THE MEETING OF THE**  
**VILLAGE PLANNING BOARD**  
**Monday, April 27, 2026 at 4:00pm**

**Called the meeting to order: 4:03 pm**

**Present:** Chair Brian Bates, Planning Board Members Tim Minge, Garrett Spitzer, and Rose Van Volkenburg. Mayor Colleen Meeder, Director of DPW Jay Irwin, and Christine McKay.

**RES 2026-04-27.1: MINUTES**

Motion to accept the previous minutes of the Village Planning Board Meeting held Monday, February 9, 2026.

Moved R. Van Volkenburg                      Seconded G. Spitzer

Ayes: 4        Nays: 0

Carried.

**DEVELOPMENT PROJECTS:**                      *Planning Board recommendations are N/A*

New Commercial Construction at 123 Prospect St, SBL 328.15-1-7.1

Christine McKay (and Antuk Development LLC) has proactively met with Enforcement Officer Greg Gormley and DPW Director Jay Irwin providing detailed plans for The K9 Complex project. No special use permit or variance is required under Village of Sherman Zoning Law. Essentially, *though quite grand*, this is simply a 96'x200' 'pole barn' style structure.

In presenting to the members, Christine said they intend to break ground in Spring of 2027, including the installation of water utilities.

The summer schedule is nearly booked full, but she allows some room for walk-ins to her programs. May 31<sup>st</sup> is Opening Day. Saturday, Sherman Day she is offering 'Try It' demos.

**Trail connection to Prospect / Osborne developments:**

There is investigation into the possibility of connecting CR2T along the old railroad bed (crossing French Creek) to the NY State ROW wrapping it around to the 123 Prospect St property, to be returned to the existing trail by building a bridge to cross French Creek between the 123 Prospect St property and the Village of Sherman owned property. Christine McKay representing 123 Prospect St and Micah Meredith representing the Osborne properties at the I-86 corner are both interested in the possibility and opportunity to connect with CR2T.

**REGULAR MEETING UPDATES:**

**CAPITAL PROJECTS**

**SEWER** ext. proposed on Kendrick St

**WATER** – reservoir inspection 2026, loop installation from Prospect St to Osborne St (in coordination with the 123 Prospect St development of The K9 Complex, 2027)

**STORMWATER**

- Main St –

- landscaping on upper Franklin St, seating on W Side
- replacement of French Creek Kiosk
- **Upper Basins Project – substantially complete, reclamation through July**
  - Chautauqua County Soil & Water Conservation District (CCSWCD)
  - Northrup – directional drilling from Miller St to dry detention pond
  - Flood bench installation at Sherman Apartments
  - SCS / Village Columbia St rear drainage

## **COMPLETE STREETS**

### **CREDC Chautauqua Region Economic Development Corporation**

- The Village of Sherman was awarded \$15,000 toward the **Downtown Streetscape Conceptual Design Project**. This project is generously supported by Chautauqua Region Economic Development Corporation with the application to the Economic Growth Fund (EGF)
- Description: for planning and technical assistance for the Complete Streets Design and conceptual plans to be used toward NY Forward, NYS DOT TAP, and other grant applications for the next phase of street design, particularly related to Main St, Park St, and the proposed trail bridge.
  - ✓ The project aims to provide engineering planning and technical assistance to develop a coordinated conceptual design for a comprehensive Downtown Sherman streetscape improvement initiative. The detailed Engineering Planning Report will include a project narrative, conceptual drawings, preliminary cost estimates, and a phased implementation strategy.
  - ✓ The planning effort will assess existing conditions and infrastructure constraints and develop practical, community-focused concepts to enhance pedestrian safety and ADA accessibility, modernize roadway and parking configurations, strengthen the functionality and appeal of business frontages, and improve connectivity to nearby trails and key community destinations.
  - ✓ This project will establish a clear roadmap for reinvestment in Downtown Sherman. The outcome will position the downtown corridor to support increased economic activity, improved public safety, enhanced walkability, and long-term community vitality.

## **DEPARTMENTAL REPORTS FROM CHIEF OPERATOR**

### **STREETS DEPARTMENT**

- East St milling and paving
- Willard and Columbia Street patching
- Columbia St milling and paving planned for 2027
- Millings in parking lots at Edmunds Park and Village Office
- Parking spots – back in parking SIGNS
- Dog Park return to Hart Street
- Smaller landscape projects incl. tree on E side of Miller, corner of Miller & Main, 104/106 Church St property line

**COMMITTEE & AGENCY REPORTS**  
**FRENCH CREEK YORKER MUSEUM**

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

- **Tree Stump removal, further restoration will begin in 2027.**
- **Purple Heart Trail – MIA/POW Memorial**

**STEERING COMMITTEE / STAKEHOLDERS COMMITTEE**

- **Awaiting word on NY Forward grant announcements**

**TRAILS**

- **CLCS building three bench / bike rack combos**

**SHERMAN DAYS COMMITTEE**

- **2026 Sherman Days – Friday, July 31 thru Sunday, August 2 - Fireworks**

**PAINT CHQ MURAL**

- **The Village is looking into lighting the Mural**

**CHRIC Housing Projects**

- **MMHR – The Mobile & Manufacture Home Replacement Grant – requesting an ext., began environmental review / admin.**

**MAYOR**

- **To do... New and updated local laws needed for:**
  - **Noise Ordinance**
  - **Dog Control**
  - **Short Term Rentals**
  - **Signs**
  - **Rental Registration\***
  - **Downtown Commercial District**
  - **Stormwater Management**

**\*\*Rental Registration is the next focus.**

**Additional discussion:**

**The issues of trash and/or junk and the rising challenges in enforcement.**

**Tax Foreclosures and the implications under the new law.**

**PROPERTY UPDATES**

- **Old Hardware – unsure if the sale is final.**
- **Old Weise Garage – Sale Pending, interested in a mural on the east wall. New owner is inquiring about suggestions and opportunities for reuse and any grants available.**

**Motion made by T. Minge, seconded by G. Spitzer to adjourn at 5:37 pm.**

**Next Meeting TBA: Monday 4pm**