

Village of Sherman
PLANNING BOARD Minutes
Thursday, May 2, 2024 at 5pm
Village Municipal Building

Chairman Brian Bates called the meeting to order at 5:10pm. Planning board members, Kelly Jo Piazza, Bill Piazza and Garrett Spitzer were in attendance, also in attendance, Mayor Meeder, Enforcement Officer Gregory Gormley, Chief Operator Jay Irwin, and 9 others present, (attendance sheet attached).

The mayor explained the roles of the Municipal Zoning Board (Board of Trustees), the Zoning Board of Appeals, and the Planning Board. The Planning Board was not approving an application for a special use permit, variance, or making any determination. The Planning Board reviews and makes recommendations on design and operations with respect to the property, according to the Zoning Law, all while taking into consideration the vision for the community adopted under the Comprehensive Plan.

This was not a public hearing, but a meeting of the Planning Board which is open to the public.

She also explained the moratorium on storage is only in place for Main Street businesses, and the property in consideration today is on Church Street, therefore it is not applicable.

The board members were introduced to Andrew Calimeri and his proposed business. Then after making inquiries further into the operations and design, the members made recommendations, not only for the owner/operator of the business, but also as to whether they believed this was a special use request clearly permitted under the Zoning Law for the Municipal Zoning Board to decide, or whether the proposed business was not plainly defined and should be reviewed by the Zoning Board of Appeals first for their determination.

104 Church Street / Self-Storage Rental / Storage Structure:

Andrew Calimeri of Sherman Self-Storage, LLC along with his two brothers are applying for a special use permit to open a self-storage business providing climate-controlled rental units at 104 Church St, SBL 328.10-1-35 located in the C1 – Commercial District. They are familiar with and have experience with other self-storage operations, although this is the first time these brothers will own and operate one themselves. He explained how they intended to operate the business with walk-in keypad entry, and individual solid sided units with roll up doors. This will be for household materials, no hazardous materials, no vehicles, only the inside space would be rented therefore nothing would be outside the building, and there would be no need for a dumpster. Andrew anticipates an average traffic flow of 2-3 people per day. Regarding the building design specifically, the interior will have 5' hallways, motion activated interior lights, while the exterior would remain mostly the same, there is a new overhead door being installed at the front of the building, the outside compressors are being removed, and there will be security cameras outside.

There would be no access to 'convenience outlets', in response to the members' concern as to whether squatters could be an issue.

In consideration of the neighboring home and B&B, light pollution would need to be taken into account on any signage; the Calimeri's will be keeping lights up for security.

The final item the planning board members inquired about was the time-of-day people would be accessing the self-storage units, and it was agreed that 7am-8pm would be an appropriate time for operation, which can be programmed into the keypad entry system.

- 1.) Motion to refer the special use application for a self-storage business at 104 Church St, Sherman to the Zoning Board of Appeals (ZBA) for the interpretation of the definition of 'storage structure' and for the determination as to whether the self-storage business is a 'use permitted by right' under Section 402.B Commercial District (C1); with a possible use variance request to follow.

Moved Garrett Spitzer

Seconded Kelly Jo Piazza

Carried 4-0

- 2.) Motion to adjourn at 5:40pm.

Moved Garrett Spitzer

Seconded Kelly Jo Piazza

Carried 4-0