

REGULAR MEETING
TOWN OF SHERMAN
July 2, 2026

A regular meeting of the town of Sherman Board was held on July 2, 2026 at the Town Office Building, 111A Mill St., Sherman, NY, Chautauqua County, New York at 7:00PM.

Present:	Mark D. Persons	Supervisor
	James L. Higginbotham	Council Member/Deputy Supervisor
	James Weise	Council Member
	Brant Henning	Council Member
	Annette Swan	Town Clerk

Absent: Michael Courtney - Highway Superintendent
Ben Nickerson-Council Member

Guest: Charles Stormer Jr.- Sherman Resident.

Supervisor Persons called the meeting to order at 7:00PM and led the Pledge to the flag.

GUEST AND PUBLIC COMMENT

Charles Stormer Jr. spoke first and asked the Town Board if they had information regarding his questions from the June 2026 meeting. Supervisor Mark Persons read a statement prepared by Sherman Town Code Enforcement Officer, Tom McNinch. The statement is as follows:

The chicken barn was reviewed, approved, and constructed in accordance with, and exceeding, applicable New York State standards. All documentation required by New York State and the Town was submitted, reviewed, and approved. As the structure is classified as an agricultural building, a SEQR review was not required. Had a SEQR review been required for grant or funding purposes, it would have been the responsibility of the appropriate funding agency to require and review such documentation prior to the award of funding. With respect to compliance with DEC, EPA, or other agency rules and regulations, the applicant was provided, at the time of permit approval, with a list of suggested agencies to contact. The Town is not responsible for enforcing the policies, rules, or regulations of outside agencies. During the final inspection, the applicant stated that DEC and New York State conduct inspections of the building and site operations. Any further questions regarding compliance with those agencies should be directed to the appropriate agency for confirmation. At this time, the project is in compliance with the Town of Sherman and New York State Building Codes and Standards.

As to Mr. Stormer's question about where the landowner received funding for the building, Supervisor Mark Persons relayed additional information given to him by Code Enforcement Officer Tom McNinch, in which it was Mr. McNinch's understanding that the project was corporate funded. Mr. McNinch

stated that funding sources for a building project are not required information for obtaining a building permit.

Mr. Stormer stated to the Town Board that his property assessment value was recently lowered by the Board of Assessment Review by 36.8% because of the proximity of the chicken barn to his property. He asked the board about setbacks for future building projects of this nature and if the town would consider increasing the setback limit for large buildings like this that are meant for animals. Supervisor Mark Persons told Mr. Stormer that, with Town Board approval, he would consult the Town of Sherman attorney about whether setback limits could be changed for future barn buildings of this type. The Board members agreed to have the Town attorney review the setback issue.

Mr. Stormer also spoke to the town board about the semi-trucks that pick up the eggs at the chicken barn daily. The trucks stop in the road on the downside of a blind hill to back in the driveway and anyone traveling east on Mannison Road would not be able to see a truck in the road until they crest the hill. Supervisor Persons stated he would consult with Highway Superintendent Michael Courtney to have signage placed in that area.

RESOLUTION # 28

APPROVAL OF MINUTES

Councilman James Weise made the motion, seconded by Councilman Brant Henning to approve the minutes from June 4, 2026.

Councilman James Higginbotham – AYE

Councilman James Weise– AYE

Supervisor Mark D. Persons--AYE

Councilman Brant Henning – AYE

MOTION CARRIED

RESOLUTION# 29

ABSTRACTS/CLAIMS

Councilman James Higginbotham made the motion, seconded by Councilman Brant Henning to approve General Claims # 83 through #97 in the amount of \$3865.36 and Highway Claims #64 through #75 in the amount of \$219,521.29

Councilman James Higginbotham – AYE

Councilman James Weise – AYE

Supervisor Mark D. Persons--AYE

Councilman Brant Henning – AYE

MOTION CARRIED

JUDGE'S REPORT

Judge Denis Cooper submitted a check in the amount of \$1732.00 for May fines. \$1155.75 was remitted to Albany. The Town's share was \$576.25.

CLERK/REGISTRAR'S REPORT

Dog Licenses: There were 14 dog license renewals for the month totaling \$205.00. The town's share is \$177.00 and \$28.00 was remitted to New York State Ag and Markets.

Registrar report: \$70.00 for Certified Copies

Hunting Licenses: Total sold \$51.00, \$47.24 remitted to DEC, Town's share \$3.76.

Marriage Licenses: There were 4 marriage licenses purchased for the month totaling \$160.00. The town's share is \$70.00 and \$90.00 was remitted to New York State.

Town Clerk Annette Swan received a letter from Univera Health Insurance, stating that their proposed premium rate for health insurance carried by the Town of Sherman will increase 16.11% in 2027. This would equate to \$48.00 per month per employee.

Clerk Swan also received a report from Board of Assessment Review Chairman Paul Sears. It reads as follows:

To the Sherman Board:

The Sherman Board of Assessment Review met for the Annual Day of Grievance on May 27th, 2026 at the Sherman Assessor's office in Findley Lake. The official hearing began at 4:00PM with members Larry Jackson, James Weise, Paul Sears and Sherman Assessor Heather Young Deyell present. We anticipated an increase in the number of residents being present for grievance since this year was a reevaluation year. The normal procedures of searing in our assessor and distributing the Town and Village Assessment Roles to the board members were followed. There were several residents waiting for the opportunity to present their grievances and each was taken in order of their arrival. Heather had met with many residents prior to grievance night and had taken care of many of the questions and complaints of the landowners.

The Board met with six landowners that came with requests and reviewed two RP-524 complaint forms that had been given to the assessor for consideration in their absence. Each of those complaints was given due consideration of their requests, and the board acted on each in executive session. For each parcel under consideration a Notice of Determination was filled out with the Board's decision recorded. These were given to the Assessor, who will adjust the Assessment Role and notify the landowner of the Board's decision.

The Board considered requests concerning grievances as to property assessed at one million, eight-hundred, forty-two thousand, eight hundred dollars (\$1,842,800). The Board agreed on reductions that totaled eight hundred eighty-eight thousand, four hundred dollars (\$888,400.00).

The hearings and deliberations took up more than the scheduled time but were completed that evening. This year's grievance meetings and pre-grievance day appointments with landowners required considerable time and effort on behalf of our Assessor. The Board is grateful for the hard work and expertise of Heather and her assistance in answering questions during the Grievance Day proceedings. Thank you for the opportunity to serve the Town and Village in the process of achieving fair and equitable assessment.

ASSESSOR REPORT

Report given on June 8, 2026.

- There were 3 deeds recorded in the month of April.

Revaluation Update. Grievance Day took place for the Town of Sherman on Wednesday, May 28, 2026 from 4:00-8:00 at the Mina Findley Lake Community Center. Board of Assessment Review members present were Paul Sears, Jim Weise and

Larry Jackson. There were petitioners for 8 properties. Notification of determination notices will be mailed on June 8, 2026 to those that had hearings.

- The 2026 Final Assessment Roll will be sent to the NYS Office of Real Property Tax Services and Chautauqua County Real Property Tax Dept before July 1.
- Legal notice of the Filing of the 2026 Final Assessment Roll will be in the Post-Journal will be posted On July 1, 2026 as required by NYS Real Property Tax Law.
- I will report the 2026 Final Assessment Roll Valuation totals after it has been filed.

CODE ENFORCEMENT REPORT

Report included in Supervisor Report.

HIGHWAY SUPERINTENDENT REPORT

No report.

SUPERVISOR REPORT

- Sherman Town Assessor Heather Young-Deyell sent a letter to Town Supervisor Mark Persons asking for board approval to use some of her accumulated compensation time for the remainder of the summer. She has family matters that need her attention. She will be available by email 5 days a week but would like to only work from the office on Wednesdays until after Labor Day.

RESOLUTION #30

Councilman James Weise made the motion, seconded by Councilman Brant Henning, to approve Town Assessor Heather Young-Deyell's use of accumulated compensation time and her in person Wednesday-only office day for the remainder of the summer.

Councilman James Higginbotham – AYE
Supervisor Mark D. Persons--AYE

Councilman James Weise – AYE
Councilman Brant Henning – AYE

MOTION CARRIED

- Supervisor Mark Persons received 3 bids from local tree service companies to remove 9 trees at the Sherman Cemetery on Route 430. The bids were read as follows:
 1. Kravitz Tree Service \$7,000.00
 2. Maple Springs Tree Service \$9800.00
 3. M2 Tree Service Inc. \$6250.00

RESOLUTION #31

Councilman James Weise made the motion, seconded by Councilman James Higginbotham to accept the bid from M2 Tree Service Inc. for \$6250.00 to remove 9 trees at the Sherman Cemetery after Labor Day.

Councilman James Higginbotham – AYE

Councilman James Weise – AYE

Supervisor Mark D. Persons--AYE

Councilman Brant Henning – AYE

MOTION CARRIED

- A representative from Tokio Marine, the liability, building and vehicle insurance carrier for the Town of Sherman, had a meeting via phone with Town Supervisor Mark Persons, Highway Superintendent Michael Courtney and Town Clerk Annette Swan. This meeting was a review for Risk Management, and the representative made recommendations for the town to update certain policies, etc.

One of the policies that he said needed updating was the Employment Terms and Conditions.

RESOLUTION # 32

Councilman James Weise made the motion seconded by Councilman Brant Henning to submit the current Town of Sherman Employment Terms and Conditions and Work Rules to the town attorney for review and suggest updates where needed.

Councilman James Higginbotham – AYE

Councilman James Weise – AYE

Supervisor Mark D. Persons--AYE

Councilman Brant Henning – AYE

MOTION CARRIED

- The Sherman Youth Baseball program has concluded for another season. Youth Baseball Director Heather Ramsey has requested payment. After a short discussion,

RESOLUTION #33

Councilman Brant Henning made the motion, seconded by Councilman James Higginbotham to remit payment to Sherman Youth Baseball Director Heather Ramsey once her report is completed and she submits a signed voucher.

Councilman James Higginbotham – AYE

Councilman James Weise – AYE

Supervisor Mark D. Persons--AYE

Councilman Brant Henning – AYE

MOTION CARRIED

- Supervisor Mark Persons asked whether the Town Board wished to participate in the Sherman Day Parade on August 1st. Each Board member agreed and stated they would be available to participate.
- The Board discussed the trees scheduled for removal from the cemetery in September and what should be done with the wood. Questions were raised about whether it could be used as firewood and what liability the Town might have if they designate an individual who would be interested in cutting up the trees for firewood and removing the firewood from the cemetery. The Board agreed to consult the Town attorney before making a decision about the trees once they are cut down.
- Code Enforcement Officer Tom McNinch is still monitoring the properties at Bement Road, Sherman-Stedman Road and Route 76 South. Slow progress is being made at all three

properties. The ongoing issue on Mannison Road of an individual living in the pole barn has been resolved. That individual has moved out all his belongings and he is no longer living there.

Councilman James Higginbotham made a motion to adjourn.
Meeting adjourned at 8:01 PM.

Respectfully Submitted,

Annette Swan
Sherman Town Clerk