

MEETING MINUTES

Sharon Planning Commission
Wednesday September 02, 2026, 4:00 PM
Sharon Municipal Building

I. CALL TO ORDER

Clancy Atkinson, Authority Chair called the meeting to order at 4:02 pm.

II. ROLL CALL

Planning Commission	Present	Absent
Clancy Atkinson, Chair	X	
Chip Patterson	X	
Greg Fertig	X	
James Landino	X	
Levio Baldarelli	X	
Lizette Olsen	X	
Sara McCauley	X	

Other Attendees	
Bob Fiscus	City Manager
Danielle Warren	Sharon code & zoning coordinator
Suzanne Kepple	Sharon City CDBG Prog Manager
Liz Peluchette	MCRPC Senior GIS Planner
Molly Bundrant	Sharon City Council President
Ian Beniston	Executive Director, YNDC
Sara Daugherty	Reinvestment Director, YNDC

III. COMMUNICATIONS FROM THE PUBLIC

IV. APPROVAL OF PREVIOUS MEETING MINUTES

Approved the past meeting minutes from 08-05-2026 (motion to accept Lizette 2nd Jim)

Vote Results:

1. Clancy Atkinson – Yes
2. Chip Patterson – Yes
3. Greg Fertig – Yes
4. Jim Landino - Yes
5. Levio Baldarelle – Yes
6. Lizette Olsen – Yes
7. Sara McCauley - Yes

V. INFORMATION ITEMS

1. ITEMS SCHEDULED FOR ACTION

1. Approved the Jennings Lot Consolidation (motion to approve Lizette 2nd Sara).

Vote Results:

1. Clancy Atkinson – Yes
2. Chip Patterson – Yes
3. Greg Fertig – Yes
4. Jim Landino - Yes
5. Levio Baldarelle – Yes
6. Lizette Olsen – Yes
7. Sara McCauley - Yes

2. Approved the Whole Life Services Lot Consolidation – Lots 277 & 278 (motion to approve Jim 2nd Lizette).

Vote Results:

1. Clancy Atkinson – Yes
2. Chip Patterson – Yes
3. Greg Fertig – Yes
4. Jim Landino - Yes
5. Levio Baldarelle – Yes
6. Lizette Olsen – Yes
7. Sara McCauley - Yes

3. Approved “Draft” of the Neighborhood Action Plan from YNDC – East Hill – (motion to approve Lizette, 2nd Chip)

Ian Beniston and Sara Daugherty discussed the East Hill Action Plan. Currently, 40 homes are going through repair. There is a need to purchase properties (18 abandoned Properties) and work to establish a Land Bank. Some funding could come from Federal Home Loan Bank of NY. May need to create a new board made up of representatives from Sharon City Council, County and Sharon School Board to help implement East Hill plan.

Next steps: Comment period followed by updates and approval of final plan.

Vote Results:

1. Clancy Atkinson – Yes
2. Chip Patterson – Yes
3. Greg Fertig – Yes
4. Jim Landino - Yes
5. Levio Baldarelle – Yes
6. Lizette Olsen – Yes
7. Sara McCauley - Yes

2. ANNOUNCEMENTS

Next meeting will be on **October 7th** at 4pm at the Sharon Municipal Building.

3. ADJOURNMENT

Motion to Adjourn Sara, 2nd Jim

Vote Results:

1. Clancy Atkinson – Yes
2. Chip Patterson – Yes
3. Greg Fertig – Yes
4. Jim Landino - Yes
5. Levio Baldarelle – Yes
6. Lizette Olsen – Yes
7. Sara McCauley - Yes