

**REGULAR TOWN BOARD MEETING
HELD AT THE MANSFIELD TOWN HALL
IN EDDYVILLE
APRIL 25, 2022 AT 7:00 P.M.**

PRESENT

Carl Calarco, Town Supervisor
Andrew Pascarella, Councilman
Robert Schmidt, Councilman
Michael Telaak, Councilman

PRESENT, ALSO

Brad Hurley, Highway Superintendent
Dale Baldwin, Town Justice

ABSENT

Nancy Meeder, Councilwoman

PRESENT, ALSO ASSOCIATES REPRESENTING WESTMONT RIDGE DEVELOPMENT

-Stephen Abby, President and Chairman of the Board
Of Directors for Westmont Ridge Homeowners Association Inc.

-Sue Weinke, Administrator for Westmont Ridge HOA

-Brian Newpher, Construction Contractor for homes in the Westmont
Ridge Development

-Kevin Brzezinski, Esq. Partner & Vice President of Block, Longo, LeMarca &
Brzezinski P.C.

PLEDGE OF ALLEGIANCE TOWN BOARD MEETING BROUGHT TO ORDER

After all those present said the Pledge of Allegiance, Supervisor Calarco brought the Town Board Meeting to order.

APPROVAL OF MARCH 21, 2022 TOWN BOARD MEETING MINUTES

For approval of the March 21, 2022 Town Board Meeting minutes **A MOTION WAS MADE BY** Councilman Schmidt seconded by Councilman Telaak no opposed, to approve the March Meeting Minutes.

HOLIMONT WESTMONT RIDGE DEVELOPMENT

The Town Board gave Privilege of the Floor to Stephen Abby, who introduced himself as President and Chairman of the Board of Directors for Westmont Ridge Homeowners Association Incorporated. He stated that Westmont Ridge HOA is the governing authority for Phase One and Two of the Holimont Westmont Ridge Land Development. A large development and tax base for the Township and potentially increased tax base once Phase Two is completed.

Mr. Abby continued that he requests the Town to consider repair and get in shape 700 feet of roadway located off Route 242 onto Canfield Hill Road. He said he has had complaints from people who have tried to drive onto a roadway, that he described is a "creek bed". He noted that people are building million dollar homes on Westmont Ridge and they should have upscale roads to drive on.

Superintendent Hurley stated that about 10 years ago he had chipped Canfield Hill Road. Also about two weeks ago he had dropped some gravel and plans in the next 2 to 3 weeks work with the grader on Canfield Hill Road. Superintendent Hurley also stated that the Town now has 57 miles of road to maintain.

Mr. Abby requested that the Town commit to the road work this evening. Supervisor Calarco stated that he is not committing, as the Town is not in a position to do that right now. And the Town does have other commitments. He would like to discuss this more and Holimont should be involved in any conversations. Supervisor and Superintendent Hurley expressed concerns to the heavy equipment and trucks being driven on the road, during their development.

HIGHWAY SUPERINTENDENT REPORT

Superintendent Hurley reported that the 3-year lease on the John Deere Loader, will be paid off. He questioned replacing the Loader, a New Loader is \$204,397.09, Trade-in is \$148,000.00 annual 3-year payments \$19,672.66, total payments \$59,017.68. Board members were in agreement to authorize Superintendent Hurley to order a new Loader.

Also Superintendent stated that the New 2022 Milton CAT Excavator that was ordered November 2021, has not left the lot. The machine is built, it just needs the bucket. He stated when he ordered and upgraded to hydraulic there is a tilt bucket, at the time of ordering, in trying to save money, he ordered the 60 inch Bucket, not realizing that he would need more flexibility. The cost would increase to \$172,000.00 from \$165,000.00. Board members were in agreement to purchase the bucket that gives additional flexibility.

Superintendent Hurley, stated that CHIPS funding will be the same as last year, there is another line item this year \$22,000.00 for Potholes. He noted that once he submits to the State which he does in September the Town receives the funds back. Superintendent informed Board members his proposed work cost on the following roads: Kent Road \$190,000.00, Windsor Road \$70,000.00, Hollister Hill Road \$40,000.00.

TRASH DAY

With regard to Trash Pickup Day it will be held on Monday, May 16, 2022, one day pickup. Notice reads the same as in years prior. Town Clerk to have notice published in the Villager two consecutive weeks.

SUPERVISOR CALARCO'S REPORT

Supervisor Calarco gave the following Planning Board update. Brought before the Planning Board is a Dry Camping Ground project request for Holimont. Also there is a request for "Spot Zoning" to allow a 4-unit townhouse on a small parcel located on the Hencoop Hollow Road. There were expressed concerns to the Cattaraugus County Health Department approving a well and septic on such a small parcel. Also, Code Enforcement Officer Gary Brecker sent a letter stating his concern for "Spot Zoning" . As taken from the March 8, 2022, Planning Board Meeting Minutes, which can be found on the Town of Mansfield website.

SUPERVISOR'S AND TOWN CLERK'S FINANCIAL REPORTS

After review of Supervisor's and Town Clerk's financial reports **A MOTION WAS MADE BY** Councilman Schmidt second by Councilman Pascarella no opposed carried to approve the financial reports of Supervisor and Town Clerk.

AUDIT OF BILLS

After audit of general and highway bills submitted for payment **A MOTION WAS MADE BY** Councilman Telaak seconded by Councilman Schmidt no opposed to pay the following:

General Fund Voucher Numbers 57 to 80 in the amount of \$3,816.10

Highway Fund Voucher Numbers 39 to 54, in the amount of \$41,440.75

TOWN JUSTICE BOOKS OF RECEIPTS AND DISBURSEMENTS/APPROVED

After Board members conducted their annual audit of Town Justice Dale W. Baldwin's Town Court records of receipts and disbursements for the calendar year ending 2021. Board members duly voted unanimously **ON A MOTION MADE BY** Councilman Schmidt seconded by Councilman Telaak, to acknowledge and approve Dale W. Baldwin's, Town Justice 2021 records of receipts and disbursements, that were in balance as presented.

There was no further business or discussion. A **MOTION** was made by Councilman Pascarella, seconded by Councilman Schmidt.

Respectfully Submitted,

Betty Jane Horning, Town Clerk