Town of Mansfield Planning Board Meeting

Held at the Mansfield Town Hall, Eddyville, NY

April 12, 2022

Members Present: Margaret Puszcz (Chair), Annie Widger, Gil Wiswall, Ed Chapman, Leslie Ellis, Glenn Sanders

Members Absent: Nate Hammond

Others Present: Gary Brecker (Mansfield CEO), Bryan Kress, Joe & Lorainne Gulczewski, Tony Gulczewski, Ray Gulczewski, Travis Widger (Holimont)

**PUBLIC HEARING CALLED TO ORDER:** 7:03pm

Special Use Permit for Dependent Manufactured home at 7211 California Hill Rd. Bryan Kress is bringing mother home to NY from Tennessee to care for her. Zoning ordinance allows this action as an accessory use. Gary Brecker (CEO) noted that according to Article X, Mr. Kress meets all regulations and therefor this is an approvable request.

**PUBLIC HEARING CLOSED**: 7:05pm

**PLANNING BOARD CALLED TO ORDER:** 7:05pm

**APPROVAL OF MINUTES:**

Gil Wiswall moved to approve the minutes of March 8th 2022 as submitted. Second by Ed Chapman - Carried

Ed Chapman moved to approve the minutes of March 22th 2022 special meeting as submitted. Second by Glenn Sanders – **Carried**

**OLD BUSINESS:**

**Special Use Permit Request** for Dependent Manufactured Home at 7211 California Hill Rd.

After review of SEQR, Annie Widger moved that the proposed action will not result in any adverse environmental impacts. Second by Ed Chapman – Carried

Gary Brecker (CEO) finds everything in order. Gil Wiswall moved to approve the Special Use Permit. Second by Ed Chapman- Carried

**NEW BUSINESS:**

**SPECIAL USE REQUEST** for Holimont Dry Camping Site off of Canfield Hill Rd.

Travis Widger, Director of Snow Sports at Holimont, is requesting approval for a Dry Camping Lot at Holimont. The ski resort has begun a Lift Access Mountain Bike Trail Park for off-season use. The Lot would enable visitors to the Mountain Biking Trails to park their campers/rigs overnight (usually 12-72 hour). The camping will be located in an existing parking lot with no electric, water, or sewer services. Gary Brecker (CEO) has visited the site and does not think this project will interfere with anything at the proposed location. He suggested that the Planning Board consider:

1) Campfire size if allowed

2) Individual lot size

3) No fireworks allowed without a town permit

4) Fire and Police departments be notified at the beginning and end of season

5) Any demonstration be peaceful and by town permit.

Fees were discussed. The board discussed the need for a Special Use Permit, Public Hearing and the SEQR. Gil Wiswall noted that according to the Mansfield Zoning Ordinance, this is not a permitted use in the R-4 district. After discussion Ed Chapman moved to call this a Use Variance and that the Zoning Board of Appeals hold a public hearing on May 10th, at 7pm. Second by Leslie – **Carried**

**Minor Subdivision Request** by Nicole Aldinger and Carrissa Ferrucci for 7070 Ellicottville Maples Rd.

The request is to divide the 13.25-acre parcel with 853.3 feet of road frontage into two equal parcels of 6.625 acres with 426.6 ft of road frontage each. According to our Subdivision Regulations, “any division of land involving plots which are 5 acres or larger in size which do not require the installation of roads or utilities, should not be required to file a plat”. Glenn Sanders moved to grant the request of a minor subdivision without a plat or public hearing. Second by Ed Chapman – **Carried**

CEO Brecker (CEO) noted that he will complete the SEQR.

**Farmer Neighbor Dinner** is tomorrow. Margaret will be attending. And will report next month.

**Zoning Law Review**: No action taken.

Begin Revisions in May on Page IX-1 Article IX Supplemental Regulations

**NEXT MEETING:** May 10th, 2022

**MEETING ADJOURNED** at 7:45

Submitted by

Annie Widger