Town of Mansfield Planning Board Meeting

Held at the Mansfield Town Hall, Eddyville, NY

January 11, 2022

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

Members Absent: Leslie Ellis

Others Present: Carl Calarco (Mansfield Town Supervisor), Nicole Polino

**PUBLIC HEARING CALLED TO ORDER:**

Chairman Puszcz opened the Public Hearing at 7:03pm

Ms Polino is requesting a Special Use Permit to construct a greenhouse on her property at 7153 Kidney Rd. for her business, Flowers Off the Farm, in Ellicottville. There was discussion on the placement of the Greenhouse, driveways, and parking as well as clarifications on questions by the Planning Board at the December 2021 meeting. Ms Polino brought in a sketch of the greenhouse and driveway, stated that “BFG” is the Greenhouse company name, and clarified the building would be constructed of steel hoops and heavy-duty Greenhouse grade plastic. While her business is in Ellicottville, she is amenable to selling on a retail basis from the farm.

Chairman Puszcz read a letter from Carole Kohler in regards to the greenhouse. She was unable to attend the meeting due to health problems. Ms Polino responded to all the concerns posed in the letter. There was mention of discrepancies of property line and a drainage ditch that was created, however no official survey was presented by either party. Ms Polino stated that there will be no pesticides or other chemicals used and only organic fertilizer. In regards to the Setback, Ms Polino’s structure is well within the setbacks stated in the Mansfield Zoning Law.

In regards to run off from the greenhouse, Nate Hammond offered a few additional suggestions to mitigate any potential drainage problems.

Chairman Puszcz closed public hearing at 7:20 pm

**PLANNING BOARD CALLED TO ORDER**

Chairman Puszcz called the Planning Board meeting to order at 7:21 pm

**APPROVAL OF MINUTES**

Ed Chapman moved to accept the minutes of December 14, 2021 as submitted. Second by Glen Sanders. Carried 5/0/0

**OLD BUSINESS:**

Special Use Permit for Polino greenhouse at 7153 Kidney Rd

Ed Chapmen moved that the Application is complete. Second by Annie Widger. Carried 5/0/0

SEQR Review. Annie Widger moved that the proposed action will not result in any significant adverse environmental impacts. Second by Ed Chapman. Carried 5/0/0

Nate Hammond moved to grant the Special Use Permit to Ms Polino at 7153 Kidney Rd with no conditions. Second by Ed Chapman. Carried 5/0/0

**NEW BUSINESS**

Chairman Puszcz received a letter from the Cattaraugus County Planning Board. It stated that the Comprehensive Plan Update has been approved and it has “significant County wide or inter community impact”.

Supervisor Calarco requested a list of Planning Board members with their contact information. Annie Widger will send.

Nate Hammond asked about the status of the huts at Holimont. Gary Brecker hasn’t sent the permit applications via fax. The Huts are wired but no permit has been submitted.

In response to questions on Events Centers, Bed & Breakfasts and Air B&Bs, (prompted by Great Valley’s and discussed previously). County doesn’t have any verbiage but will forward when they do. Ms Meyer-Shearing Suggested STW’s article, “Living with Short Term Rentals in your Neighborhood”

**Zoning Law review**. Begin VII-3 (D) Recreation Residential District (R-2)

Insert “Land” in title of Section 7.2 Schedule A

Discussion was had on combining R-2 and R-3. No actions made.

End VII-4.

**MEETING ADJOURNED A 8:0 PM**

**NEXT MEETING** February 8,2022