Town of Mansfield Planning Board Meeting

Held at the Mansfield Town Hall, Eddyville, NY

Feb 8, 2022

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

Members Absent: none

Others Present: none

**PLANNING BOARD CALLED TO ORDER:** 7:03pm

**APPROVAL OF MINUTES:**

Glenn Sanders moved to accept minutes of January 11th as submitted. Gil Wiswall second – Carried 7/0/0

**OLD BUSINESS:**

Chair Puszcz informed the Board that Nicole Polino (who was granted a Special Use Permit to construct a greenhouse on her property at 7153 Kidney Rd) intends to have another drainage ditch dug to appease the neighbor, Carole Kohler, as suggested by Nate Hammond. Carol was still concerned about run off and pesticides as a result of the greenhouse. Margaret informed her that as we have a Right-To-Farm law in Mansfield and that Nicole has stated that her farm will continue to be organic. Carol was also informed that if she has any further concerns after the farm is up and running that they can be directed to the Ag and Farmland Protection Board.

**NEW BUSINESS:**

Chairman Puszcz received some correspondence from the County in regards to a Free Flood Plain Management course scheduled for February 15th, 2022. Preregistration is required. In addition, it was noticed that FEMA will be doing some engineering analysis and flood plain mapping throughout Cattaraugus County between September 2021 to August 2022.

Chairman Puszcz explained that there is a new law requiring the minutes and agenda of all municipal meetings to be posted to the town website. Annie Widger asked County Planner Marie Myer-Shearing about this law. We are required to post minutes within a week of the meeting however, those minutes would not be approved until the following month. We are hoping to hear back from the County planner prior to the March meeting.

Chair Puszcz received a call from Robert Pidanick from Nussbaumer and Clark. Holimont are still wanting to move forward with the Westmont Phase 2. The Board last heard from them in 2016. He presumed that the PLAT and he SERQ were still valid. After a little research it was noted that there was only a preliminary plat approved. There is no record of an approval of a final plat or a filing at Cattaraugus County. The PUD and the Height Variance were both approved. It was noted that according to our documentation from Carol Horowitz, a preliminary plat MAY expire if a final plat is not filed at the County. Gil suggested that Nussbaumer & Clarke come and re-present their plan.

Margaret will speak with Supervisor Calarco in regards to how to proceed. In the past, Holimont paid for a planner and engineer to assist the Planning Board.

Annie Widger informed the planning board that Travis Widger is waiting to hear from CEO Brecker in regards to “dry camping” in one of the Holimont parking lots. Camping is allowed in Mansfield in the AR District.

Nate Hammond brought up the Horizon Pond at Holimont and its potential danger to the new housing development at Westmont.

**Zoning Law Review**: Begin VII-4 (E) Community Residential District (R-3).

(F) (1) There was much discussion about the seeming contradiction between the purpose of the R-4 and the permitted usage. While Multiple Family Dwellings and Townhouses are in the Purpose, they require a Special Use Permit. Gil Wiswall made a motion to move Multiple Family Homes and Townhouses onto the Permitted used section on Section 7.2 Schedule A: District Use Regulation. Anne Widger second. Ed Chapman was concerned about the septic systems on small lots. Board wanted to have more input and historic perspective from Bob Keis or Carl Calarco about this. Gil moved to table the proposals until such time.

Page VII-8 C. delete the last sentence.

Begin Revisions in March on Page VIII-1 Article VIII

**NEXT MEETING:** March 8, 2022

**MEETING ADJOURNED A 8:12 PM**