Town of Mansfield Planning Board Meeting

Held at the Mansfield Town Hall, Eddyville, NY

March 8, 2022

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

Members Absent: none

Others Present: Carl Calarco (Mansfield Town Supervisor), Bryan Ehrhart (Ehrhart Construction Management Services)

**PLANNING BOARD CALLED TO ORDER:** 7:10pm

**APPROVAL OF MINUTES:**

Ed Chapman moved to accept minutes of February 8, 2022 as submitted. Gil Wiswall second – Carried

**NEW BUSINESS:**

Re-Zoning Request from Bryan Ehrhart, "Ehrhart Construction Management Services, Hamburg,NY" for Parcel # 55.001-2-12 on Hencoop Hollow Rd

Mr. Ehrhart is requesting that the parcel in question be re-zoned from R-2 to R-4 to allow Townhouses. Mr. Ehrhart is interested in constructing a 4-unit townhouse on said parcel. Gary Brecker(CEO) sent a letter stating his concern of “Spot Zoning”. In addition, there are questions in regards to the Cattaraugus Co Health Department’s ability to approve a well and septic on such a small parcel. The majority of the acreage is on the other side of the stream and on a side hill. After a short discussion on Spot Zoning, Gil Wiswall moved to deny the request. Ed Chapman Second. Carried (Nate Hammond abstained)

Upon further discussion Mr. Ehrhart stated that he would probably submit a sub-division request next month.

**Dry Camping Holimont**

Gary Brecker, CEO, informed Chair Puszcz that he spoke with Travis Widger in regards to the Dry Camping Project Request for Holimont. Gary told Travis he needs a plot plan and a letter of intent for this project stating the time parameters of the camping (Yearly, Monthly, Seasonal) and the location. Upon receipt of this info, he will look up the regulations and get back to Travis. Probably a Special Use Permit will be required.

**Farmer Neighbor Dinner**

Chair Puszcz informed the board of the Annual Farmer Neighbor Dinner on April 13, 2022 West Valley Fire Hall. Reservations are required.

**Westmont**

Carl Calarco suggested that we wait for Holimont to re-approach the Mansfield Planning Board before retaining a planner and engineer for the potential project.

**Zoning Law Review**: Begin VIII-1 Article VIII Non-Conforming Buildings and Uses

No changes. Begin Revisions in April on Page IX-1 Article IX Supplemental Regulations

**NEXT MEETING:** April 12, 2022

**MEETING ADJOURNED** at 8:04pm