Town of Mansfield Planning Board Meeting

Held at the Mansfield Town Hall, Eddyville, NY

May 10, 2022

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

Members Absent: None

Others Present: Carl Calarco (Mansfield Town Supervisor), Larry Kent

**PLANNING BOARD CALLED TO ORDER:** 7:00pm

**APPROVAL OF MINUTES:**

Gil Wiswall moved to approve the minutes of April 12, 2022 as submitted. Second by Ed Chapman - **Carried**

**OLD BUSINESS:**

**Special Use Permit Request** Holimont Dry Camp Sites: After review of criteria for Special Use Permits and Use Variances, it was determined that a Dry Camp site didn’t meet either of the criteria. Upon further research it was noted that the requested location of the Dry camp sites is within the PUD previously created by Holimont. Due to this determination, Ed Chapman moved to rescind the use variance request and allow the parking area to be used as a dry camping area as a part of the PUD approved in June 2016. Nate Hammond second – **Carried**

**NEW BUSINESS:**

**Minor Sub Division Request** 7013 Maples Rd by Larry Kent

Mr. Kent brings 2 Minor Subdivision Requests.

7013 Maples Rd is a 33.79-acre parcel. He is requesting dividing it into 4 parcels. All parcels exceed 5 acres (6A,6a,9a & 13a). After reviewing the SEQR, Annie Widger moved that the proposed action will not result in any adverse environmental impacts. Second by Glenn Sanders - **Carried**

Ed Chapman moved to grant the subdivision for 7013 Maples Rd. Second by Gil Wiswall - **Carried**

Boyce Hill Rd Site is 24.65 acres. Mr. Kent is requesting to subdivide into 3 lots. The parcels would be approximately 5a, 5a, and 14a. The Planning Board expressed concerned that one parcel (as drawn) would be landlocked. Upon further discussion, Mr. Kent asked that his request for the subdivision of the parcel on Boyce Hill be tabled until further notice. He will rework the map to eliminate a landlocked parcel.

**Temporary Cabins at Holimont.** Gary Brecker (CEO) received a call from Ed Gurbacki (916) 439-2060. He is inquiring about moving the temporary warming huts (owned by Nick Pitillo) to the upper ponds at Holimont. The board discussed it extensively. Gary will call him back and let him know that we need something in writing. This also brought up the fact that the cabins were approved for use during the first days of Covid. The intention was for day rental by members to “self-isolate” during a ski day. The conditional approval for the cabins included a condition that the cabins be removed in April of 2021. The cabins have not been moved as required.  The Board concurred that a letter be sent to Ed Yoman (General manager, Holimont) informing him of the request and reminding him that the cabins should have been removed in April of 2021.

**Special Use Inquiry 6206 Kahler Hill** Margaret received anemail from Tim Confer. Mr. Confer is asking about the feasibility of developing a Luxury RV Park on Kahler Hill. While Mr. Confer does not currently own the property, he is interested in subdividing, renting and selling RV lots, and possibly installing tiny homes. After much discussion, no action was taken as Mr. Confer doesn’t own the property in question.

**Farmer Neighbor Dinner** Margaret attended. It was a successful event with a social hour, awards, and dinner (360 in attendance)

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

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

**NEXT MEETING:** June 14th, 2022

**MEETING ADJOURNED** at 8:20pm

Submitted by

Annie Widger