

Town of Mansfield Planning Board Meeting

Held at The Mansfield Town Hall, Eddyville, NY

February 9, 2021

MEMBERS PRESENT: Margaret Puszcz(Chair), Annie Widger, Nathaniel Hammond, Al Stocker, Ed Chapman, Leslie Ellis

MEMBERS ABSENT: Glenn Sanders

Others Present: Bob Keis (Town Supervisor), Jewel Mowry

CALL PLANNING BOARD MEETING TO ORDER:

Chairman Puszcz called meeting to order at 7:03

APPROVAL OF MINUTES of January 12, 2021

Corrections: capitalize NY, eliminate "I" under new Business first line.

Nate Hammond moved to approve minutes as corrected. Second by Ed Chapman **Carried**

SPECIAL USE APPLICATION:

Jewel Mowry requests a Special Use Permit for a home-based business at 7365 Maples Rd. Ms. Mowry is opening a gallery for display and sale of her artwork. Parking will not be an issue. She was informed about the Mansfield Sign Ordinance. She will review the requirements when she is ready for the sign. Ms. Mowry filled out a SEQR form (although not required for this project). The SEQR was reviewed by the Mansfield Planning board. Ms. Mowry's home is on a County Road, but since we have an agreement with the County Planning Board (12/26/2005), we do not have to refer this to the County Planning board. This special use permit will not have a negative impact, change Character of neighborhood, or cause significant increased traffic so it is exempt per #9 of exhibit A of the previously mentioned agreement.

Ed Chapman made a motion that we will not refer this special Use permit application to the county per #9 exhibit A of our agreement with the Cattaraugus Country Planning board of 12/26/2005 and the Mansfield Planning Board is waiving the requirement of a site plan review because the gallery will be in the existing home. Second by Al Stocker **Carried**

Nate Hammond made a motion that the Special Use Application is complete and we will set a public hearing March 9th. Al Stocker second **Carried**

OLD BUSINESS:

Continued Review of the Zoning Ordinance:

Page IV-10

LIVESTOCK questioned difference between Pigs & Swine? Are Bees considered livestock? Could ask Ag and Markets....

LOT add “or without” and eliminate “which is in one ownership”

Page IV-11

Lengthy discussion on Lot size. Annie Widger will call Carl Calarco to get his input on how to determine lot size. Does the lot start at the centerline of road or edge of right of way?

Page IV-12

NATIONAL GEODETIC VERTICLE DATUM (NGVD) add a period at end of sentence.

NEW CONSTRUCTION eliminate underscore

NURSING HOME correct “injured”

Start March 9 review Page IV-13 (PREMITTED USE)

OTHER BUSINESS:

Southern Tier West Spring Trainings are online in form of Webinars. Free Registration

NEXT MEETING - MARCH 9,2021

ADJOURNEMENT:

Nate Hammond moved to adjourn at 8:26 pm