

Town of Mansfield Planning Board Meeting

Held at The Mansfield Town Hall, Eddyville, NY

March 9, 2021

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

MEMBERS ABSENT: none

Others Present: Jewel Mowry

CALL PUBLIC HEARING TO ORDER:

Chairman Puszcz called meeting to order at 7:03

Jewel Mowry requests a Special Use Permit to open a gallery in her home for the display and sale of Artwork. Customer Parking was addressed. According to Ms. Mowry, there is ample public parking available off road. Nate Hammond moved to close the public hearing. Second by Al Stocker - Carried

CALL PLANNING BOARD MEETING TO ORDER: 7:18

APPROVAL OF MINUTES of January 12, 2021

Corrections: "Nathaniel" Hammond should be Nathan.

Ed Chapman moved to approve minutes as corrected. Second by Glenn Sanders - **Carried**

SPECIAL USE APPLICATION:

After discussion and acknowledgement of sufficient parking, Nathan Hammond made a motion to accept the SEQR as the Business will not generate any nuisance to the area. Second by Ed Chapman – **CARRIED**

Glenn Sanders moved to approve the Special Use Permit for Jewel Mowry's home occupation (Art Gallery for the display and sale of artwork) at 7365 Maples Road. Second by Ed Chapman – **CARRIED**

NEW BUSINESS:

Gary Becker (Mansfield CEO) sent in an application for a Special Use Permit. Brian Vogt (Springville Pallet INC) and Noah Hertzler would like to open a Commercial Pallet Shop at 7140 Jersey Hollow Rd. Mr. Vogt is in the process of purchasing this 3-acre parcel from Nicole Dowd. They submitted the application, the SEQR and a site plan review. Mr. Becker requests that a public hearing be set for the April 13th Planning Board Meeting. Upon the review of the application, it was noted that there was no parcel # (we looked it up), no hours of operation listed, and the plot plan is not to scale. In addition, Mr. Vogt and Mr. Hertzler do not currently own the property and therefore need a statement of permission from current owner approving the use.

While the application is not complete, Ed Chapman moved to set a public hearing for April 13th at 7pm. With the understanding that Chairman Puszcz will inform Gary Becker that the Planning Board needs more information and request that the applicants attend the Public Hearing. Second by Leslie Ellis - **CARRIED**

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NOTE: Upon Chairman Puszcz's discussion with Gary Brecher (CEO) concerning the special use permit to open a commercial pallet shop, she learned that a subdivision of the property at 7140 Jersey Hollow Road is needed

in addition to the special Use Permit and the Site Plan review. Therefore, after discussion with all the planning board members, it is agreed that the Public Hearing is cancelled for April 13th. The planning Board requested the applicants to submit a subdivision application and to be present at the April 13th meeting.

Chair Puszcz received a call from Cathy Pritchard in regards to parcel on Rt. 242. She has a buyer and questioned if the subdivision had been approved. After much research it was determined that the attorney (Ross Peters) died before the subdivision approval was filed with the County. In addition, Ms. Pritchard also noted that she has sold numerous lots at Westmont. This brought up the necessity of adequate turn arounds for emergency vehicles at Westmont. It appears as though these requirements have not been considered. Gary Becker needs to be aware of this issue.

OLD BUSINESS:

Continued Review of the Zoning Ordinance: Removed all periods and dashes after the definitions

Page IV-13

POP-UP TENT CAMPER "A camper that has a roof that" pops up and has tent-like fabric sides

PLANNED UNIT DEVELOPMENT Delete as it's defined twice

PUBLIC UTILITY add "communications cable

Page IV-14

RECREATIONAL VEHICLE RV add pickup truck camper

SAWMILL eliminate "or"

Page IV-15

COMMUNITY EVENT SIGN add "generally, a temporary sign" advertising....

Page IV-16

SIGN AREA capitalize "Z" in Zoning Law

Page IV-17

START OF CONSTRUCTION (from previous page) correct spelling of homes X2

Start April review Page IV-17 (STORY)

OTHER BUSINESS:

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

NEXT MEETING – APRIL 13 2021

ADJOURNMENT: Nate Hammond moved to adjourn at 8:35pm

