

Town of Mansfield Planning Board Meeting

Held at The Mansfield Town Hall, Eddyville, NY

May 11, 2021

Members Present: Margaret Puszcz(Chair), Annie Widger, Nate Hammod, Al Stocker, Ed Chapman, Leslie Ellis, Glenn Sanders

Members Absent: none

Others Present: Bob Keis (Supervisor), Joanne & Paul Timkey, Amy DeTine(ERA), James Stanek

CALL PUBLIC HEARING TO ORDER at 7:05 pm

Minor Subdivision at 6961 Hencoop Hollow Rd. Joanne & Paul Timkey have sold their farm and are retaining 3 acres off the original 107 acres parcel (46.003-1-6.1). There is no right of way for access to the back portion of this parcel. However, the front of the parcel is fronted by Hencoop Hollow Road. With no further questions or concerns, Annie moved to close the public hearing. Second by Al – Carried. Closed at 7:09pm (Jim Stanek arrived late to inquire about the subdivision. Once informed, he had no concerns)

CALL PUBLIC HEARING TO ORDER at 7:10pm

Minor Subdivision at 6007 Kahler Hill. James and Barb Hammond request to subdivide 1.5 acres off their farm (54.001-3-15) to add to Nate Hammonds current property. With no questions or concerns, Al moved to close the public hearing. Second from Glenn - Carried (Nate abstained)

CALL PLANNING BOARD MEETING TO ORDER:

Chairman Puszcz called meeting to order at 7:12 pm

APPROVAL OF MINUTES

Corrections: none

Ed moved to accept the April 13, 2021 minutes as presented, second by Nate – Carried

Minor Subdivision for Timkeys at 6961 Hencoop. After review of SEQR, Glenn moved that the proposed action will not result in any significant adverse environmental impacts. Second by Al – Carried

Annie moved to approve the minor subdivision at 6961 Hencoop Hollow Rd. Second by Ed – Carried.

Minor Subdivision for Hammonds at 6007 Kahler Hill. After review of SEQR, Leslie moved that the proposed action will not result in any significant adverse environmental impacts. Second by Ed (Nate abstained) - Carried

Ed moved to approve the minor subdivision at 6007 Kahler Hill. Second by Al (Nate Abstained) – Carried.

OTHER BUSINESS:

Westmont: Al questioned the turn arounds for the cul-de-sacs at Westmont. There is a concern that there is not sufficient space for emergency vehicles. In the Original PLAT, the Mansfield Planning Board had

concerns about this issue. Holimont accepted responsibility for creation of the road. With Dave Riley no longer involved, Bob Keis suggested that the Planning Board clerk should draft a letter to Ed Youmans reminding Holimont of the original agreements. Holimont has the responsibility to make sure the turn arounds will accommodate emergency vehicles.

“.....It has been brought to the attention of the Mansfield Planning Board that the turn arounds at the Westmont development may not be adequate to accommodate emergency vehicles. As this is a potential safety issue for home owners...”

Green House: Annie brought up the green house on Maples Rd. There has been an addition put on the front of the building which impacts parking and possibly setback. It was determined that the Code Enforcement Officer should look into this matter.

Code Enforcement Officer Reports: Discussion on Code Enforcement Officer's reporting. Bob brought in all the building permits to date. Bob will mention this to Gary Brecker.

Resignation of Al Stocker: Bob Keis also mentioned the need for a new Planning Board member. Al Stocker is resigning. Supervisor Keis expressed his gratitude for Al's time and dedication. He is very civic minded and he will be missed.

Town Board Resignation: Larry Johnson resigned from the Town Board. Michael Telaak will take his position. Supervisor Keis also expressed concerned about the great need for Volunteers for the Fire department.

Kent Road Property: The property on Kent Road was discussed again. The Code Enforcement Officer was informed. Bob will take another look.

REVIEW OF ZONING ORDINANCE:

Town Houses and Condo definition received from Catt Co. We decided to use

Condominium – A building or group of buildings, in which residential, commercial, or industrial units are owned individually while the structure, common areas, and facilities are owned jointly by all the owners on a proportional basis.

Townhouse – keep the existing definition

IV-10 remove “swine”

No other changes. Resume review June 8th Page VII-2

NEXT MEETING: June 8, 2021

ADJOURNEMENT: Chairman Puszc moved to adjourn at 8:40 p