Town of Mansfield
Regular Meeting of Town Board
September 21, 2026
7pm

Present:

Carl Calarco, Town Supervisor
Absent - Mike Telaak, Councilman
Andy Pascarella, Councilman
James Uhrinek, Councilman
John Ditcher, Councilman
Betty Horning, Town Clerk

Also Present:

Jeff Williams, Highway Superintendent
Dale Baldwin, Town Justice
Jeff Holler, Code Enforcement Arrived 7:26pm

1. **Call to Order**
   Supervisor Calarco called the meeting to order at 7pm.

2. **Pledge of Allegiance**
   All present said the Pledge of Allegiance.

3. **Changes to the Agenda**
   No changes to the Agenda.

4. **Public Hearing – Short Term Rental Law (STR)**
   On a motion by John Ditcher, second by Andy Pascarella to open the Public Hearing at 7:01pm. Motion carried: Yay – 4, Nay – 0.
   a. Supervisor noted that Cattaraugus County Planning Board endorsed the proposed law.
   b. On attorney recommendation, add Carbon Monoxide detectors to requirements.
   c. Law can be revised every year by the Town Board.
   d. Public Comment: Do we know how many units are currently in the town? Supervisor noted, that is difficult to do unless we have formal inspections. It would take cooperation of the homeowner.
   e. Application for a permit is available from the code enforcement officer, once everything is finalized.
   f. A Welcome to the Neighborhood flyer was created by Angela to be distributed to property owners with an adjoining property.
   g. On a motion by James Uhrinek, second by Andy Pascarella to close the public hearing at 7:22pm. Motion carried: Yay – 4, Nay – 0.
   h. Supervisor Calarco read the SEQRA form and believes the Town has identified any major concerns or environmental impacts. The law is consistent with the Town of Mansfield Comprehensive Plan.
   i. Supervisor Calarco asked for a motion to accept the findings of the SEQRA as a Negative Declaration with no foreseeable environmental impacts. Motion by John Ditcher, second by Jams Uhrinek. Motion carried: Yay - 4, Nay – 0.

5. **Public Comment.**

6. **Minutes of Last Meeting.**
   a. Additions and/or Corrections.
   b. Motion by Andy Pascarella, second by John Ditcher to approve minutes of last meeting. Motion carried: Yay – 4, Nay – 0.

7. **Assessor / Code Enforcement / Animal Control**

Assessor

a. School Tax bills were mailed on September 1. This release of school taxes, the first to be issued from the new tax roll, can make some assessment errors obvious (e.g. missing STAR exemption) If you hear of any error, please have the owner contact the assessor's office at (716) 938-2343.
b. The assessing office has corresponded with several property owners about their assessments, tax bills, and exemptions.
c. There were 12 property transfers in July. You can find more information about the sales here: https://www.cattco.org/real-property-and-gis/sales.

Code Enforcement

a. 26 phone calls.
b. 9 inspections
c. Two Permits
   a. 6822 Hencoop – Demo house
   b. 7013 Ellicottville maples Rd – Re-roof house
d. Attended 24 hours code in-service training.
e. Permits sent to assessor.
f. $60.00 in fees collected to Town Supervisor.

Animal Control

a. Nothing to report

8. **Planning Board**
   a. Nothing to report – no meeting was held.

9. **Highway Superintendent**
   a. The week of 8/24 finished ditching on upper end of Plumb Creek. Chipped Kidney, Sodum, Harson and steep part of Tough Row Hill. Also took truck #45 to get some warranty work done.
   b. The week of 8/30 work on Barse Rd, did some shoulder work and ditching, also regraded some of the dirt work. Truck #40 had emissions issues, that got sent to Buffalo for repair as well.
   c. The week of 9/7 Regraded Eddy Rd. Started work on Hart Rd. Cut brush and began putting millings down. Had to call in two workers to take care of a plugged culvert pipe and repair some washouts.
   d. Week of 9/14 finished putting millings on Hart Rd. Installed a driveway pipe on Woodard, hopefully that eliminates the ice issue, also completed some ditching on the road. Hole patching in various parts of town.

10. **Supervisor's Report**
   a. Supervisor presented board members with his proposed 2027 budget, he reminded board members that they would be meeting in two weeks to dive in to the budget.
   b. Supervisor noted he is waiting for information from the Fire Districts and sewer/water costs.
   c. Discussion on costs for highway materials and truck maintenance.
   d. Supervisor acknowledged receipt of State funds and County Sales Tax.

11. **Town Clerk and Supervisor's Monthly Reports**

12. **Audit of Financial Accounts**
   Motion by John Ditcher, second by Andy Pascarella to acknowledge and approve Supervisor's monthly reports. Motion carried: Yay – 4 Nay – 0.

13. **Audit of Bills**
   Motion by Andy Pascarella, second by John Ditcher that the board authorize payment of the general and highway bills submitted for payment as follows.
   General fund voucher numbers 170 to 187 in the amount of $4,202.85.
   Highway Fund voucher numbers 130 to 143 in the amount of $137,063.68.

14. **General Discussion**
   a. Tax impact of solar panels.
   b. Host or property owner benefit of allowing solar on their property.

15. **Motion to Adjourn**
   Motion by James Uhrinek, second by Andy Pascarella to adjourn at 8:42pm.

Respectfully Submitted;

Betty J Horning, Town Clerk