Meeting of the Town of Mansfield
Planning Board/Zoning Board of Appeals
October 13, 2026
Town of Mansfield Town Hall - Eddyville
7691 Toad Hollow Rd, Little Valley, NY

Members Present: Gil Wiswall, Annie Widger, Nate Hammond, Christine Kirchmeyer, Jessica Golley, Ed Chapman
Members Absent:
Others Present: Angela Ellis (Planning Consultant), Jessica Monroe (public guest), Jeffrey Holler (Code Enforcement Officer)

MEETING MINUTES

Planning Board Meeting Called to Order: 7:02 p.m. by Annie Widger (acting chair)
A moment of silence was observed for previous Chairwoman, Margaret Puszcz

APPROVAL OF PLANNING BOARD MINUTES

Gil Wiswall moved to approve the minutes of July 14, 2026 as submitted - Second by Jessica Golley - Carried 5/0/0

APPROVAL OF NEW OFFICERS

Ed Chapman moved to nominate Annie Widger as Chair, Gil Wiswall as Vice Chair and Jessica Golley as Secretary - Second Christine Kirchmeyer - Carried 5/0/0

Nate Hammond arrived at 7:08 p.m

PRESENTATION BY ANGELA ELLIS

The Planning Board/Zoning board heard a presentation on items for consideration in creating local law surrounding wind, solar, battery storage and data center projects. Areas of consideration when creating solar/battery storage local law could include: visual and community characteristics of the region that should be maintained, agricultural soils impacts, zoning considerations, safety, energy impacts/proximity to power lines, potential noise, roadway impacts, wildlife impacts and other environmental concerns. The largest projects (>/= 25 MW) were taken over by the State, the smallest projects (<2 MW) are covered by existing code, and that the local law covers the in between. A decommissioning plan should be created at the same time of creation of local law. Solar/battery projects are often tiered and special guidelines, per tier, may be required.

Next steps: Angela will gather examples and information, with the impacts listed above in mind, to share with the board.

OLD BUSINESS:
In relation to the Sawmill at 7881 Cross Road/Mose Hostettler project: Jeffrey Holler, Code Enforcement Officer reported that Hostettler had asked if he needed an additional special use permit for the sawdust bin he had already constructed. Annie Widger, Chair, also questioned if the loop drive that was part of the SUP approval had been completed. Follow up will be conducted on both items.

OTHER BUSINESS/REPORTS:
Annie Widger, Chair, announced the Fall Planning and Zoning Training opportunities:
November 4 th at the Salamanca BOCES Center 3:30 – 8:15 PM.
November 5 th at the Southern Chautauqua Federal Credit Union 3:30 – 8:15 PM

Next Meeting – November 10, 2026

Gil Wiswall motioned to adjourn. Annie Widger adjourned the meeting at 8:22 pm

Respectfully submitted by Jessica Golley