

Town and Village of Elba Planning Board Minutes: June 15, 2023

Attendees: Chuck Hoover, Mindy Stempin, Frank Kowalski, Kim Ball, and Dave Scott

Guests: Dan Coughlin (Town Board), Christian Schlesinger (Forefront Power), Debby Reiss

The meeting was called to order by C. Hoover at 7:00

Reiss Land Separation- 1834898.-1-50, 4636 Ford Road

- Request to split parcel 1834898.-1-50 (13.34 acres) into two separate lots. Both proposed lots exceeded 40,000 sq ft, met all setback requirements, and was not located within an agricultural district. No wetlands present on the parcel. The newly created parcel will be on the west side of the lot to construct a new manufactured home.
- **Motion** to approve the land separation by K. Ball, seconded by D. Scott. Roll call vote:
 - **Ayes:** D. Scott, C. Hoover, K. Ball, M. Stempin, and F. Kowalski
 - **Nays:** None.

Special Use Permit Amendment for FFP NY Elba Project 1B.

- Forefront Power is requesting an amended Special Use Permit, with the only substantive change to their proposed project is to increase the maximum height of panels from 10ft to 20ft tall, which the Town solar law allows for up to 20 ft. Project area also decreased slightly. A discussion was held on visual concerns related to the modified design. Finally, the project has been sold from Forefront Power to NextAmp, who will install and maintain the proposed project under the special use permit.
- The special use permit modification will also extend the permit for two years from the date of resolution (good through June 15, 2025).
- **Motion** to approve the resolution granting a special use permit amendment for FFP NY Elba Project 1, LLC by F. Kowalski, seconded by M. Stempin. Roll call vote:
 - **Ayes:** D. Scott, K. Ball, M. Stempin, F. Kowalski, and C. Hoover
 - **Nays:** None

Secretary's Report

- **Motion** to approve the May 2023 Elba Planning Board minutes by D. Scott, seconded by K. Ball. **Motion carried** 5-0.

Town Updates

- D. Coughlin presented the Town Board updates

New Business

- The BW Solar Project has been sold to a new developer and they have secured a building permit.
- Hecate is currently negotiating payments.

Motion to adjourn the meeting at 7:59 by M. Stempin, seconded by D. Scott. **Motion carried 5-0.**

Minutes recorded by F. Kowalski and typed by B. Mudzynski

The next meeting will be held on July 20, 2023 at the Elba Town Hall