

Town and Village of Elba Planning Board Minutes: November 16, 2023

Attendees: Chuck Hoover, Frank Kowalski, Mindy Stempin, Dave Scott, Kim Ball, Bryan Gubb, and Brad Mudrzynski

Guests: Dan Coughlin (Town Board), Jason Armbrewster (Armbrewster Design), Paul Thompson, Madison Wesolowski

The meeting was called to order by C. Hoover at 7:01

Secretary's Report

- **Motion** to approve the October 2023 Elba Planning Board minutes by D. Scott, seconded by K. Ball. **Motion carried 6-0.**

Big O Farmworker Housing at 7148 Oak Orchard Rd- Jason Armbrewster, Paul Thompson, and Madison Wesolowski

- Zoning Board will not require a use variance for an ag housing building in the business district since the parcel is enrolled in the Ag District.
- C. Hoover: Planning Board can perform a streamlined site plan review, a building permit is allowable, and no special use permits are required, per NYS Ag and Markets guidance documents.
- J. Armbrewster noted that Genesee County Planning Dept Director Felipe Oltramari said the parcel is in the Ag District program, therefore the farmworker housing project is an allowed use regardless of zoning type.
- Site plan was presented, reviewed, and discussed.
 - Property line and road setbacks were found adequate, as was parking on-site.
 - Septic from each 44-person housing unit to go to a 3,500 gal holding tank (1 per building) and then pumped to an existing sewer line on the parcel that connects to the Village sewer system.
 - Visual screening is proposed, however is not legally required due to agricultural status.
- **Motion** to approve the site plan review for the two 44-person farmworker housing buildings at 7148 Oak Orchard Rd, pending written approval from the Village of Elba and their licensed engineer that the sewer hookup is sufficient and the sewer treatment plant can handle the load, by B. Mudrzynski, seconded by F. Kowalski. Roll call vote:

- **Ayes:** Chuck Hoover, Frank Kowalski, Mindy Stempin, Dave Scott, Kim Ball, Bryan Gubb, and Brad Mudrzynski
- **Nays:** None
- **Motion carried** 7-0

Town Updates

- D. Coughlin presented the Town Board updates

Old Business

- None

Motion to adjourn the meeting at 8:30 by B. Mudrzynski, seconded by K. Ball. **Motion carried 6-0.**

Minutes recorded by B. Mudrzynski

The next meeting will be held on December 21, 2023 at the Elba Town Hall