

Town and Village of Elba Planning Board Minutes: May 18, 2023

Attendees: Frank Kowalski, Kim Ball, Dave Scott, and Brad Mudrzynski

Guests: Dan Coughlin, Dan Mudrzynski, Herman Sinemus, Christian Schlesinger (Forefront Power)

The meeting was called to order by B. Mudrzynski at 7:00

Public Hearing for FFP NY Elba Project 1, LLC Special Use Permit amendment opened at 7:00.

- B. Mudrzynski introduced the meeting, noting that the public is welcome to provide comments and ask questions to C. Schlesinger regarding the project. Comments are limited to 5 minutes per person. The public hearing is today; however, the Elba Planning Board will vote on the amendment at the June 15, 2023 regular meeting since the 30 day period after establishing lead agency has not completed yet. Also, B. Mudrzynski to recuse himself from both the discussions today and vote in June due to family relationship with the landowner where the project will be located.
- C. Schlesinger introduced himself and project. Supply chain delays are making it difficult to complete construction by end of permit, so an amended permit will allow for an extended timeline through 2024. Amendment was sent to the Genesee County Planning Board who had no questions or concerns, and approved of the amendment with no recommendations.
- D. Coughlin asked if guarantees on completion with the amended timeframe despite the supply chain. C. Schlesinger said he cannot make guarantees to due unknowns, but they are pretty hopeful.
- H. Sinemus asked about the change of panel size and why did it increase. C. Schlesinger noted that the change in height was due to racking changes and use of two panels per rack, and that the updated size meets the 20ft max allowable by Town solar law. H. Sinemus asked if the SPPP (Stormwater Pollution Prevention Plan) was based on old engineering as he is concerned about drainage. C. noted that SWPPP based on impervious area and is appropriate.
- H. Sinemus asked about the vegetation plan and if it's updated with the change in height. C. Schlesinger noted that screening is included and a new visual line of sight analysis was performed (unavailable at the meeting). H. Sinemus is concerned about drainage in the area and if the height is increased then needs more screening. He added concerns regarding relative heights of land, road, and panels. Has asked if he can see visual impact study, and that request will be sent to planning board Chairman C. Hoover, who could not attend the meeting.

- **Motion** to end the FFP NY Elba Project 1, LLC public hearing at 7:25 by D. Scott, seconded by K. Ball. **Motion carried 4-0.**

Pledge of Allegiance

Motion to accept April 2023 minutes by F. Kowalski, seconded by K. Ball. **Motion carried 4-0.**

No public present for comment.

Town Updates

- D. Coughlin presented the Town Board updates

New Business

- CEO/ZEO Mike Morris will attend June meeting for discussion on Solar Inspections
- There will likely be a land separation to review for the Reese property on route 262 next month.

Old Business

- BW Solar's extension is good through May 21, 2023, which is not far away. Future action on that (extension or not) is dependent upon what they have completed (building permit application, etc.).
- No updates on Hecate's Cider Solar Project
- Please keep up on planning training.

Motion to adjourn the meeting at 7:51 by K. Ball, seconded by F. Kowalski. **Motion carried 4-0.**

Respectfully submitted,

Brad Mudrzynski

The next meeting will be held on June 15, 2023 at the Elba Town Hall