

Town and Village of Elba Planning Board Minutes: Jan 19, 2023

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

Guests: Dan Coughlin

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

Motion to accept Dec 2022 minutes as corrected by K. Ball, seconded by F. Kowalski. **Motion carried 7-0.**

No public present

New Business

Deb Johnson Land Separation- 18348912.-1-6.2

- Wish to separate to sell a building lot for son/daughter-in-law. Will separate approx. 8 acres off of the 17 acres for them.
- Pre-approved for water hookup by County hookup review committee; will be allowed to hook up to municipal water after withdrawing from ag district in the next cycle in 2025. Plan to install a well for now.
- Plan review: More than enough road frontage (>600 ft), acreage (approx. 8), is square and compact, and does not create any landlocked parcels.
- EAF reviewed; no significant impacts identified.
- **Motion to approve** by D. Scott, K. Ball, roll call vote:
 - **Ayes:** B. Gubb, F. Kowalski, K. Ball, D. Scott, B. Mudrzynski, M. Stempin, C. Hoover
 - **Nayes:** None
 - **Motion carried 7-0**

Town Updates

- D. Coughlin presented the Town Board updates

Comprehensive Plan Update – The CFA application for a comprehensive plan development grant was not funded by NYS Department of State (DOS). A debrief attended by B. Mudrzynski, Town and Village Supervisor/Mayor, and NY Green (grant writer) yielded good information. Overall, the application was determined to be very solid and a worthy candidate; however, NYS DOS had vastly more applicants than funding could support. Only 40% of applicants were funded. Information was provided by DOS for minor edits that would help Elba for a 2023 application, if they desired.

Solar Updates

- ORES is getting close to finalizing who inspects 94C projects, which will not be on us (local municipalities). Possibility that Towns will hire a third party to do so with reimbursement from ORES, or ORES will hire third party directly. Community solar projects are under town inspector's duties.

Motion to the adjourn the meeting at 7:55 was made B. Mudrzynski, seconded by K. Ball, **motion carried 7-0.**

Respectfully submitted,

Brad Mudrzynski

The next meeting will be held on February 16th, 2023 at the Elba Town Hall