

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

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

Guests: Dan Coughlin (Town Board), Dan Rosenthal (Catalyze), Chris Winkler (Labella Associates), Jason Armbruster (Armbruster Design)

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

Secretary's Report

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

Motion to open public hearing for Catalyze Amended Special Use Permit by B. Gubb, seconded by F. Kowalski. **Motion carried 6-0.**

- Genesee County Planning Board reviewed and commented on the amended application and approved with modifications.
- The site area has changed, with the developed area now longer (east/west) and narrower (north/south). The layout uses slightly less acreage but is the same MW. The change allows for better use of farmable land.
- The address has been updated for enhanced 911 location.
- No public present for comment
- **Motion** to close the special use permit amendment hearing by B. Mudrzynski, seconded by K. Ball. **Motion carried 6-0.**

Public Hearing Closed

Motion to approve Resolution approving the amended special use permit for the NY CDG Genesee 1 solar project by Catalyze by B. Mudrzynski, seconded by D. Scott.

- Ayes: B. Mudrzynski, B. Gubb, K. Ball, F. Kowalski, and D. Scott
- Nays: none
- C. Hoover abstained
- **Motion carried 5-0.**

Torrey Farmworker Housing- Jason Armbrewster Update

- J. Armbrewster of Armbrewster Design met with zoning board for Torreys pending farmworker housing project at 7148 Oak Orchard Rd and discussed zoning issues. There will be a public hearing next zoning board meeting to determining zoning designation.
- J. Armbrewster met with the Village to discuss the proposed project. The Mayor called back and said they would welcome the added sewer use. Additionally, Rick Albright (chief operator of the sewer plant) is supportive. There will have to be an out of district user agreement since the proposed project is located in the Town rather than the Village.
- The project will seek out a zoning variance next. A special use permit application may be provided to the Planning Board in Nov if board determines it is necessary. Board to review zoning laws to determine applicability.

Town Updates

- D. Coughlin presented the Town Board updates

Old Business

- None

New Business

- **Motion** to approve Knauf Shaw invoice 6420 for \$3,300 for services rendered in solar project reviews, with all payments reimbursable by intervenor funds provided by solar developers, by K. Ball and seconded by F. Kowalski. **Motion carried 6-0.**

Motion to adjourn the meeting at 8:12 by B. Mudrzynski, seconded by B. Gubb. **Motion carried 6-0.**

Minutes recorded by B. Mudrzynski

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