

Town and Village of Elba Planning Board Minutes: July 20, 2023

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

Guests: Dan Coughlin (Town Board), Charles Malcomb (Hecate/Cider Solar), Cindy Shuknecht, Don Shuknecht, Martha Kostanciak, James Kostanciak, and Marc Diguissepee (Catalyze)

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

Shuknecht Land Separation- 16.1-1-26.1

- Request to split parcel 1.5 acres of 38.70 to Hecate for the Cider Solar substation. Meets 40,000 sq ft minimum and frontage requirements, and SEQR reviewed with no identified impacts.
- **Motion** to approve the land separation by B. Mudrzynski, seconded by K. Ball. Roll call vote:
 - **Ayes:** B. Gubb, K. Ball, M. Stempin, F. Kowalski, C. Hoover, and B. Mudrzynski
 - **Nays:** None
 - **Motion carried 6-0**

Kostanciak Land Separation- 16.-17.21

- Request to split parcel 8.92 of 10.59 to Hecate for the Cider Solar substation, which will be used in conjunction with the Shuknecht separated parcel above. Meets 40,000 sq ft minimum and frontage requirements, and SEQR reviewed with no identified impacts.
- **Motion** to approve the land separation by F. Kowalski, seconded by K. Ball. Roll call vote:
 - **Ayes:** B. Gubb, K. Ball, M. Stempin, F. Kowalski, C. Hoover, and B. Mudrzynski
 - **Nays:** None
 - **Motion carried 6-0**

Secretary's Report

- **Motion** to approve the June 2023 Elba Planning Board minutes by M. Stempin, seconded by F. Kowalski. **Motion carried 6-0.**

Town Updates

- D. Coughlin presented the Town Board updates

Catalyze Amended Site Review (formerly BW Solar “Genesee 1” Route 98 Project)

- Project has been sold from BW Solar to Catalyze
- Change in site plan to maximize farming (longer site east to west, but fewer rows). Changed to agricultural fencing (wooden posts with welded wire 8 ft fence). No change in solar panel height. Hope to mobilize in November with site done by spring 2024.
- C. Hoover- likely a September public hearing and approval based on getting 30 day lead agency establishment.
- No actions required or taken at this time.

New Business

- There is a pending zoning designation change in the Village; however, no formal application has been provided at this time.

Motion to adjourn the meeting at 8:03 by B. Gubb, seconded by K. Ball. **Motion carried 6-0.**

Minutes recorded by and typed by B. Mudzynski

The next meeting will be held on August 17, 2023 at the Elba Town Hall