

Town and Village of Elba Planning Board Minutes: April 17, 2025

Attendees: Brad Mudrzynski, Frank Kowalski, Dave Scott, Bryan Gubb, and Aaron Piskorowski

Guests: Dan Coughlin (Town Board), Judy Boyle and Amy Purfit (5335 Edgerton)

The meeting was called to order by B. Mudrzynski at 7:06 pm

New Business

- Land Separations
 - 5335 Edgerton Rd Land Separation (Parcel 12-1-13.1)
 - 0.977 Acre split
 - Meets 40,000 square ft requirement
 - Does not create any landlocked parcels
 - **Motion** to approve the land separation by D. Scott, seconded by F. Kowalski. **Motion carried 5-0.**
 - 4637 Ridge Road (Parcel 14.-1-35.1)
 - 1.371 Acre split from 14.-1-35.2 and merged with 14.-1-35.1
 - **Motion** to approve the land separation and merger by B. Gubb, seconded by D. Scott. **Motion carried 5-0.**
- Knauf Shaw Invoice Review/Approval
 - Legal services related to Cider Solar
 - **Motion** to approve the payment of the invoice by B. Mudrzynski, seconded by F. Kowalski. **Motion carried 5-0.**
- Solar Committee
 - Met on 4/17/2025
 - Inspections of the site have not been as frequent as desired. Working with Elba, Oakfield, and Cider Solar to determine the best path forward. Preference of Cider paying for an inspector to be hired by the municipality. Progress is being made towards this option.
 - June is when it is anticipated that inspections will start to be required.
 - Signs have been erected to limit village and country road usage for solar traffic.
 - Construction entrance on Snyder Road with blind entrance. Plan is to change the access point in the immediate future.
 - Construction entrance on Lockport Road will only be used temporarily to install power lines. Will be closed when completed.
 - Complaint form on Cider Solar website if the public has any issues.
- One proposal has been received for the Comprehensive Plan from CC Environment and Planning. Includes sub-consultant to assist with size and scope of project.
 - Plan to make selection and kick off in June-July with completion in 14-16 months.

Town Updates

- D. Coughlin presented the Town Board updates

Secretary's Report

- **Motion** to approve the March 2025 Elba Planning Board minutes by B. Gubb, seconded by B. Mudzynski. **Motion carried 5-0.**

Old Business

- None

Motion to adjourn the meeting at 8:04 by A. Piskorowski, seconded by F. Kowalski. **Motion carried 5-0.**

Minutes recorded by A. Piskorowski

The next meeting will be held on May 15, 2025 at the Elba Town Hall