

## Town and Village of Elba Planning Board Minutes: Sept 18, 2025

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

**Guests:** Dan Coughlin (Town Board), Chris Parker, Susan Parker

The meeting was called to order by M. Mudrzynski at 7:01

### Secretary's Report

- **Motion** to approve the August 2025 Elba Planning Board minutes by D. Scott, seconded by F. Kowalski. **Motion carried 5-0.**

**Public Input** – No public present.

### Town Updates

- D. Coughlin presented the Town Board updates

### New Business

#### **Barone Land Separation – 3853 Maltby Rd**

The proposed land separation will split 6.182 acres of farmland off from parcel 19.-1-61.111 located at 3852 Maltby Road in the Town of Elba, which will be sold and merged with 19.-1-62 (3870 Maltby Rd). The separation will temporarily lack the sufficient road frontage; however, the 6.182 acres will be merged with 3870 and all setbacks, frontage requirements, and acreages meet the Town zoning code

**Motion** to approve the separation contingent upon final merger as described above by B. Mudrzynski, seconded by F. Kowalski. Motion carried 5-0.

**Motion** to adjourn the meeting at 7:30 by K. Ball, seconded by D. Scott. **Motion carried 5-0.**

Minutes recorded by B. Gubb; minutes transcribed digitally by B. Mudrzynski

The next meeting will be held on October 16, 2025 at the Elba Town Hall