

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

Attendees: Brad Mudrzynski, Bryan Gubb, Frank Kowalski, Kim Ball, and Aaron Piskorowski

Guests: Dan Coughlin (Town Board), Paul & Alice Reak, Jessica Reak, Dan Mudrzynski

The meeting was called to order by B. Mudrzynski at 7:00 pm

Secretary's Report

- **Motion** to approve the November 2025 Elba Planning Board minutes by F. Kowalski, seconded by K. Ball. **Motion carried 5-0.**

New Business

- **262/Reak Separation**
 - 2.5 acres will be split from 9.-1-24.11 and 0.07 acres will be split from 9.-1-25.21 to create a +/-2.6 building lot
 - Motion to approve by B. Gubb, seconded by B. Mudrzynski.
 - **Motion carried 5-0.**
- **Norton Rd/Mudrzynski**
 - Two parcels will be split out from 9-1-39.111. So one parcel becomes three (the two new parcels will be sold).
 - 2.27 acres will not meet setback requirements but will be sold and merged with 9-1-55, and all final parcels will be brought into zoning requirements
 - 6.4 acres will be split into a separate parcel and will meet all zoning requirements
 - Motion to approve by F. Kowalski, seconded by A. Piskorowski.
 - **Motion carried 4-0** (B. Mudrzynski recused himself from vote) contingent upon the 2.27 acres being sold and merged with parcel 9-1-55

Town Updates

- D. Coughlin presented the Town Board updates
- Kim Ball - Approved by Town Board for New Term

Old Business

- No old business discussed.

Motion to adjourn the meeting at 7:47 by B. Gubb, seconded by B. Mudrzynski. **Motion carried 5-0.**

Minutes recorded by A. Piskorowski

The next meeting will be held on January 15, 2026 at the Elba Town Hall