

**Town of Elba
Regular Meeting
February 12, 2026**

Supervisor Coughlin called the meeting to order at 7:00 p.m.; followed by the Pledge to the Flag.

Those in attendance included:

Supervisor Coughlin
Councilman Augello
Councilman Chamberlain
Councilman Norton

Others Present:

Town Clerk Werth
Superintendent of Highways Yungfleisch
Joanne Soules, Resident
Jade Winn, Student
Shawn Grasby, Grasby Consulting, left meeting at 7:18 p.m.

Absent:

Councilwoman Marshall

Minutes of January 2, 2026 Organizational Meeting

MOTION Councilman Chamberlain, second by Councilman Augello to approve the minutes as written.

Ayes: Augello, Chamberlain, Coughlin, Norton

MOTION CARRIED by unanimous vote (4-0)

Minutes of January 2, 2026 Town Board Meeting

MOTION Councilman Chamberlain, second by Councilman Augello to approve the minutes as written.

Ayes: Augello, Chamberlain, Coughlin, Norton

MOTION CARRIED by unanimous vote (4-0)

PUBLIC PARTICIPATION

Shawnn Grasby gave a summary for Hecate Solar. He stated there will be a couple hundred employees in the middle of March, they will have up to 500 employees in the summer, they have a substantial completion in December 2026 that he hopes they will meet and be out of here by the end of the year. He stated they should be up in operation by then.

Supervisor Coughlin shared an email with the Town Board from Mark Mikolajczyk stating he did not stop any vehicles. He also stated that the agreement with Grasby Consulting was not executed and passed until the Special Town Board meeting on August 25, 2025. Mr. Grasby started before that date. Mr. Grasby stated that if the Board would have read the contract signed in August, they would see it was effective June 1, 2025.

Councilman Chamberlain shared that he read through the Road Use Agreement, and it states the Town Highway Superintendent is the only responsibility for the town roads in Elba, not the Zoning inspectors. He also read in the road agreement that the company should use commercially responsible efforts to transport the loads by the State or County roads to the maximum extent feasible. Councilman Chamberlain also is concerned about the amount of trees that were cut down. He found a section in the Solar Law that states trees over six inches should not be cut. He would like to see Mr. Grasby keep an eye on this. Councilman Chamberlain also shared his concerns regarding how close the solar company is to wetlands. The Solar Law states they should be 500 feet from wetlands. A resident s500ith Councilman Chamberlain that they are closer than the 500 feet to his property and the solar company was on his property and drove over his septic system. This is also something he would like Mr. Grasby to cover. A couple of other areas Councilman

Chamberlain shared from the Solar Laws that he wanted to ensure Mr. Grasby and the Zoning enforcer keep an eye on include property operations and maintenance plans, screening and landscaping, pollination and habitat planning and guidelines, clean up and finally ensuring the growth of the trees that should be planted. Mr. Grasby said he would speak with Mr. Kanyuck and get a list of the exemptions that Hecate received from the Office of Renewable Energy Siting and Electric Transmission(ORES). He will also ask Mr. Kanyuck if we can have a bond for the tree planting to protect the Town. He would like to revisit the agreement with Mr. Kanyuck because he was told this was a two-year contract. Mr. Grasby said he would check with DEC because they come monthly to check things out too. Councilman Chamberlain said the resident had DEC come to his property to inspect it and they would not do anything about it because it is a State project.

Joanne Soules was present to give an update on Historical Society. She shared that they have been working at the Historical building. They could use members. She is working with the Betterment Committee to discuss an event to celebrate the “Semiquincentennial” this summer.

ABSTRACT 2-2026

MOTION, Councilman Chamberlain second by Councilman Augello approve the following:

General Fund	13-46	\$335,600.45
Highway	2-13	\$45,366.00
WD1	1-2	\$82,089.78
WD2	1	\$4,717.05
	Total	\$467,773.28

Ayes: Augello, Chamberlain, Coughlin, Norton
MOTION CARRIED by unanimous vote (4-0)

COMMITTEE REPORTS

Building and Grounds

The furnace was repaired at the Town Hall.

Zoning Board

Councilman Chamberlain stated they are still looking for new members. Mark Caparco is still Chairman and Max Torrey is the Secretary. A side yard variance was passed for 6630 Log City Road.

Planning Board

Councilman Norton shared that Brad Mudrzynski is still Chairman, Bryan Gubb is Co-Chairman, and Aaron Piskorowski is Secretary. A land separation was approved at 6529 Miller Road.

GAM

No report.

Cemetery

No report.

DEPARTMENT REPORTS

Highway

Mr. Yungfleisch shared they are continuing to plow. Councilman Norton asked about the bump on Oak Orchard Road near Watson Road. Mr. Yungfleisch said that it is from the water project and he will let the County know as it is their road.

Assessor

Mr. Flansburg’s report was emailed and is also available in the Town Clerk’s office. Please feel free to reach out to him with any questions.

ZEO/CEO

Mr. Morris' monthly report was emailed and is also available in the Town Clerk's office.

Town Clerk

Town Clerk Werth reported that she took in \$1,669.76 and remitted \$1,179.51 to the Supervisor for local share, \$29.00 to NYS Ag. & Markets for spay/neuter program and \$461.25 to NYS Comptroller's Office for the Bingo and raffle licenses.

Tax collection went well in January. The Town was fully paid by January 30th, and we have sent the County one payment to date. We will continue collecting through the end of March.

Town Clerk Werth met with Kari Burr regarding the open Deputy Clerk position. She started last week and is working out well.

A quote from Millennium for updates needed in the Town Hall was emailed to all Councilpersons. A resolution will be put together for the next meeting.

Supervisor

Supervisor Coughlin passed around a document regarding the comprehensive plan. Some numbers regarding the survey:

- 228 people have completed the English version of the survey and 1 Spanish version
- 29 people from outside of Elba took the survey
- 25% of those taking the survey are over 60 years old
- 80% would like the Onion Festival back
- There will be a public meeting on March 24th, 6-8 p.m. at the ECS

He shared that Donna Hynes has been helping a lot. It has been difficult switching signatures and names at M&T bank. They have been working with Frank Kapusta, Senior VP of M&T Government Banking to try to get everything moved over to Supervisor Coughlin's name. He would like to hire Donna as a consultant to assist him. He has found that there are a lot of items that he will need help with.

Councilman Norton made a **MOTION** to authorize Mr. Mikolajczyk's invoice number 102 in the amount of \$1,800.00 through the solar escrow account.

Second by: Councilman Augello

Ayes: Augello, Coughlin, Norton

Nay: Chamberlain

MOTION CARRIED by unanimous vote (3-1)

The audit for the judges is scheduled for February 19th at 1:00 p.m.

ADJOURNMENT

MOTION was offered from Councilman Chamberlain second by Supervisor Coughlin to adjourn the meeting at 7:31 p.m.

Ayes: Augello, Chamberlain, Coughlin, Norton

MOTION CARRIED by unanimous vote (4-0)

Respectfully Submitted,

Trisha Werth
Town Clerk