

Town and Village of Elba Planning Board Minutes: Aug 18, 2022

Attendees: Chuck Hoover, Bryan Gubb, Dave Scott, Frank Kowalski, Mindy Stempin, and Brad Mudrzynski

Guests: Dan Coughlin, Scott Schuler, John Phlummer

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

Motion to accept July 2022 by B. Gubb, seconded by D. Scott. **Motion carried 6-0.**

Public Input- none

- None

Schuler/Phlummer Land Separation

- Want to split off 3 small parcels from 1834017.-1-5.115, located on Route 262 in the Village, to go to Scott Schuler, with the original house and larger remaining goes to John Phlummer.
- Separation was approved in 2011 but mylar not signed by the Village and separation not acted on because parties were no longer interested. Land surveyor and lawyer provided a new reprint of land survey, plus receipts and minutes from previous approval. Nothing has changed in the survey layout, meaning no changes in plan since it was previously reviewed and approved by the planning board.
- Per C. Hoover, Genesee County Planning (Felipe Oltramari) is ok with proceeding because the County Planning Board does not have an expiration date; however, C. Hoover wanted to run it by the full Town/Village planning board for discussion.
- Remaining board saw no issues with having the Chair sign it; C. Hoover to sign the mylar.
- **Motion** to approve land separation by F. Kowalski, second by M. Stempin.
 - **Ayes:** C. Hoover, B. Gubb, D. Scott, F. Kowalski, M. Stempin, B. Mudrzynski
 - **Nays:** None
 - Motion carried 6-0

Gubb/Rumble Land Separation

- Proposal to move 3.25 acres from Ron Rumble (18348919.-1-54.113) and merge into Carol and Bryan Gubb (18348919.-1-67.1). This will increase the Gubb's parcel from approximately 3.25 acres to approximately 6.5 acres. No parcels are or will become landlocked. All final parcels will vastly exceed minimum lot sizes and road frontages. The

final Gubb parcel will be effectively squared off, making it a size and shape more desirable for the Town's zoning.

- SEAF was reviewed and no significant impacts were identified.
- **Motion** to approve the land separation by D. Scott ; seconded F. Kowalski by . B. Gubb recused.
 - **Ayes:** C. Hoover, D. Scott, F. Kowalski, M. Stempin, B. Mudrzynski
 - **Nayes:** None
 - **Recused:** B. Gubb
 - Motion carried 5-0

Elba Town Board Report

- D. Coughlin provided updates from the Town Board

Old Business

- NY Green completed and submitted the joint comprehensive planning grant application on behalf of the Village and Town through the NYS Consolidated Funding Application process (Smart Growth Comprehensive Planning Grant Program)
- Forefront solar no news on the Norton Rd solar project other than they received the fully executed special use permit extension from the Town.
- BW solar has no movement on its solar project on Route 98, but will probably be asking for a special use permit extension from the town
- Hecate is still negotiating with GCEDC on the PILOT agreement for the Cider Solar project

Motion to the adjourn the meeting at 7:53 was made B. Mudrzynski, seconded by M. Stempin, **motion carried 6-0.**

Respectfully submitted,
Brad Mudrzynski