

Town and Village of Elba Planning Board Minutes: March 17 2022

Attendees: Chuck Hoover, Frank Kowalski, Mindy Stempin, Kim Ball, Dave Scott, and Brad Mudrzynski

Guests: Dan Coughlin, Maureen Torrey, Greg Teeter, Linda Petote, Bill Lyons, Honore Lyons

The meeting was called to order by C. Hoover at 7:01

Travis Torrey Separation

- The proposed separation will split 25 acres from a 100 acre parcel (12.-1-10.1), with most of the split off parcel staying in active agriculture with 5 acres to be converted to lawn and garden. The split will not create any landlocked parcel and will meet all requirements for lot size and setbacks.
- **Motion** to approve separation by B. Mudrzynski, seconded by K. Ball. Motion carried 6-0.

PM Adventures Separation

- 2.978 acres will be split from parcel 8.-1-27.1 owned by PM Adventures LLC and will be merged with 8.-1-36.1, owned by G. Teeter. This will effectively remove a landlocked part of the parcel (split by the West Shore Railroad) and will merge it with a non-landlocked parcel. All minimum lot sizes and setbacks will be met.
- **Motion** to approve separation by K. Ball, seconded by D. Scott. Motion carried 6-0.

Honore & William Lyons Separation

- The proposed separation would split 9.-1-37.1 into two small parcels of 1.224 and 1.394 acres, both of which would meet minimum lot sizes and would not be landlocked. An issue was discussed on setbacks, as the proposed new lot line would be within 6.6 ft of an existing greenhouse. The separation would therefore require a setback variance from the Zoning Board of Appeals (ZBA).
- C. Hoover proposed to approve the separation pending a ZBA variance
 - **Motion** to approve separation, as proposed, pending ZBA variance: M. Stempin, second F. Kowalski. Motion approve 6-0.

Motion to accept Feb 17, 2021 Planning Board minutes with no additions/corrections made by M. Stempin, seconded by D. Scott. Motion carried 6-0.

Lois and Linda Petote Initial Discussion for Land Separation

- Lois Petote wishes to give 1030 sq ft (7 ft of land on one edge of property) from her property (17.-1-33.1) to a 0.649 acre parcel (17.-1-33.2) owned by Linda Petote. This plan is to prepare the larger parcel for sale, as the existing property line is too close to Linda's garage/structures and they would also like to have a privacy fence installed. The main issue discussed is that the newly created parcel receiving the 1,030 sq feet will not be at least 40,000 sq ft, it would increase the parcel to only 30,650 sq ft.
- Linda Petote will bring back a mylar in April for further discussions and review.

Elba Town Board Report

- D. Coughlin gave updates from the Town.

Old Business- C. Hoover

- Cross land separation was approved by County

New Business:

- Hecate is in the 60 day draft notification where Dwight Kanyuck and Labella Associate will review the official proposal to ensure it complies with the town law.

Motion to the adjourn the meeting at 8:40 was made B. Mudrzynski, seconded by K. Ball, motion carried 6-0.

Respectfully submitted,

Brad Mudrzynski