

TOWN OF CONCORD PLANNING BOARD
Town Hall Conference Room

February 4, 2020
7:00 p.m.

ITEM # 1:

The meeting was called to order by Planning Board Chairman Lawrence J. Kelly, Jr., at 6:55 p.m.

ITEM #2: Roll Call

Present:

Lawrence J. Kelly, Jr., Chairman
James Jozwaik
Joseph Edbauer
Julie Zybert
Karl R. Lux

Also Present:

Darlene Schweikert
Clyde Drake, Supervisor

Not Present:

Bruce Luno

ITEM #3: Citizen Participation

There was no one for Citizen Participation.

ITEM #4: Approval of Minutes

a) January 7, 2020 – J. Jozwiak made the motion, seconded by J. Zybert, to approve the Minutes as presented. All in favor. Carried.

ITEM #5: Business from the Members

a) Most of the members had attended the Southtowns Planning & Development Meeting on January 27th. J. Jozwiak thought the meeting was good.

b) Chairman Kelly advised that he was contacted by Councilman Zittel regarding a resident wanting to put in a cannabis farm in our town. A copy of a power point presentation called “Cannabis in New York: Legal Update and Local Planning Issues” was distributed to the members for their review. It this is going to happen in our town, Chairman Kelly would like to see that the town has regulations in affect as well as what the State of New York is doing. This is an agricultural product but if someone were to go into processing it, then it is an industry and it would take the farm aspect away. Similar to the wood guy (Mr. Thie) that the members have been discussing. Discussed the possibility of requiring a permit and how that might affect a farmer growing oats, selling oats, selling straw. Supervisor Drake noted that the permit to grow comes from the State and the State is supposedly the entity that will check the property. Chairman Kelly noted that in Eden the resident had a permit, planted but did not harvest and it went to seed and then the person down the road is affected and that’s the problem. There was discussion as to what Collins is doing because they have a farm. Supervisor Drake has no

information about Collins. Supervisor Drake also advised that the Town needs to be thinking ahead because NYS has a budget deficient of about \$6,000,000 and the State may try to make up this deficient by legalizing marijuana in NYS. If the State does make it legal, is there something the Town to do as far as outlets popping up and selling. Can the Town limit where these would go? Chairman Kelly believes the Town can control this somewhat; so many feet away from schools or churches. K. Lux feels the State would already have that in their requirements.

c) J. Jozwiak noted that the Field & Stream is still working on the Field & Stream pond. This could be a \$350,000-\$500,000 project if they do everything they want to do which would include the learning center, the pavilions. Right now the project cost is approximately \$75,000-\$80,000 which includes permitting fees and attorney's fees. There was discussion about what is anticipated to be done with the silt this year. Fundraising continues. The end result will be better fishing because there will be a wall and there will be a shallower end, a deeper end so that different species of trout can cohabitant.

d) J. Jozwiak asked Supervisor Drake if the Sexual Harassment training for Town employees is an annual requirement and it is. J. Jozwiak will bring in his 2020 Certificate from the fire company.

e) Supervisor Drake had attended the February 3rd meeting regarding the Solar Farm project. There were quite a few people there and had questions. Supervisor Drake found the meeting interesting. The Town continues to work with Dan Castle from Erie County. The Town of Sardinia's attorney is David DiMatteo who was involved with the windmills in Eagle and is very knowledgeable.

f) Supervisor Drake also attended a meeting at the Town Hall regarding Scoby Hill Dam. There were about 50-60 people here. Questions were answered by those in attendance. The dam is now at 28 feet and it will be lowered to 13 feet. Pictures of the fish ladders were shown together with all the engineering drawings. K. Lux asked about how they were going to open up the gates to let the water out for the work to be performed; none of those gates work. Supervisor Drake said a geologist was there and discussed radioactivity and what is being tested. K. Lux recalls the past when he was Superintendent and they drained it once and there was nothing there. West Valley is the same; nothing is found when they test down there. Supervisor Drake noted that there was discussion at the meeting that the silt will just come down the creek and ruin the fishing down further the creek; it's going to cause flooding at the mouth. K. Lux noted that in past it washed out about 34 feet deep for more than a mile the full width of the creek but in six weeks, it was right back there full of silt. Those gates don't work; there are railroad ties stuck on their end pushing against the gates and the silt comes in and seals it off. Supervisor Drake advised that they are going to leave the power house there. Chairman Kelly feels hydroelectric is a better option. Solar farms/windmills are going up and we don't know the life expectancy of the solar panels but water always runs. K. Lux said that Niagara Mohawk had 72 of them in the Adirondacks and they got rid of them. They all generated a little bit but maintenance costs are expensive.

g) J. Edbauer asked about the new street light at the intersection of Transit Line Road and Adams Road. It glows into his mother-in-law's house. Supervisor Drake advised that Councilman Drozd had been working with NYSE&G on changing the street lights over to LED lights and also the addition of 5 new street lights at intersections that did not have them in past. Supervisor Drake will check Councilman Drozd about this light.

ITEM #6: Motion of Adjourn

J. Zybert made the motion, seconded by J. Jozwiak, to adjourn the meeting at approximately 7:22 p.m. All in favor. Carried.

Chairman Kelly advised that the next meeting will be Tuesday, March 3rd.


Darlene G. Schweikert
Planning Board Secretary