

TOWN OF CONCORD PLANNING BOARD
Town Hall

August 1, 2023
7:00 p.m.

ITEM # 1:

The meeting was called to order by Planning Board Chairman Karl R. Lux, at 7:00 p.m.

ITEM #2: Roll Call

Present:

Karl R. Lux, Chairman
Bruce Luno
James Jozwiak
Ray Hilliker
Joseph Edbauer

Also Present:

Darlene G. Schweikert
Clyde M. Drake, Council Liaison
Thomas Roberts, CEO
James Taravella, RIC Energy

Not Present:

Michael Cochran
Julie Zybert

ITEM #3: Citizen Participation

There was no one for Citizen Participation.

ITEM #4: Approval of Minutes

a) June 5, 2023 – J. Jozwiak made the motion, seconded by B. Luno, to approve the Minutes as presented. All in favor. Carried.

*The July 4, 2023 Planning Board Meeting was cancelled.

ITEM #5: Comments from Council Liaison Drake

Council Member Drake had no comments at this time.

ITEM #6: Solar Project Zittel Premises

James Taravella, RIC Energy Project Manager, appeared before the Board to introduce RIC and the proposed project on the Zittel/Ferguson property on Springville Boston Road. This will be a Tier 3, 5-megawatt solar farm; consisting of approximately 30 acres of the over 100-acre parcel. His intent was to establish early communication with the Board so the Board will know what is planned and RIC's intention to abide by all relevant codes. Once the project progresses, application will be made and the project will come to the Planning Board for review. Chairman Lux asked if Mr. Taravella has been in contact with the surrounding neighbors. At this time, contact has not been made but RIC Energy will make contact and will work with those landowners and will provide

additional screening as requested. Chairman Lux asked the timeframe for the project; Mr. Taravella advised that they are waiting for the corn to be harvested to obtain the topography data. B. Luno questioned if the project will be expanded in the future and Mr. Taravella noted that it will not.

ITEM #7: North Street Mobile Home Park

CEO Roberts had sent a letter dated May 5, 2023 to the owner of the Park noting his approval for Year 2023 but noting conditions that would need to be met before Year 2024 renewal would be approved. These conditions included sanitation, grading & drainage and sidewalks & driveways.

After discussion, the members did not approve the Year 2023 renewal. The members asked CEO Roberts to send a follow up letter to the owner of the Park reminding him of the conditions. This matter was tabled allowing CEO Roberts time to contact the Park owner and provide an update.

ITEM #8: Code Update

Secretary Schweikert gave each member a copy of the Analysis report prepared by Dena Shortino at General Code for their review and comments. Secretary Schweikert provided copies of pertinent chapters to the Dog Control Officer, the Assessor's Office and Ben Slotman (Ellicottville Engineer Water/Sewer) for their review and feedback. Secretary Schweikert is also obtaining copies of sample language from General Code with regard to Short-Term Rental (AirBnB), campgrounds, recovery of costs, cannabis. CEO Roberts would like language added to the Code with regard to AirBnB and would like discussion about having a second residence on one lot. This will need to be researched to see the requirements of the Erie County Department of Health.

The Planning Board members will continue to make their own notes with regard to the updating of the Code.

ITEM #9: Business from the Members

1. J. Jozwiak asked if the Town had received any documentation from Grottanelli for his Hogaroosa event. The Town has not. R. Hilliker advised that an event was recently held at the Grottanelli property.

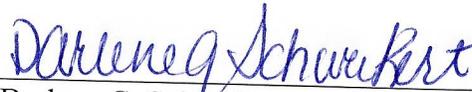
2. Town Board Liaison Drake advised that the Town Board approved the Zoar Moto Park Special Use Event and he hopes the event goes well. There were a lot of people at the Public Hearing; most of them in favor of the ride. There were a couple people who spoke in opposition because they do not want the Zoar Moto Park to be revived as an annual event.

3. B. Luno asked the other members if they had heard about the solar panel that caught on fire. Most members had heard about it. B. Luno wished he would have asked Mr. Taravella about the fire hazards.

4. J. Edbauer asked if Jason Kuhn has yet had any races on his Special Use Permit. CEO Roberts has not heard of any races being held yet.

ITEM #10: Motion to Adjourn

J. Jozwiak made the motion, seconded by B. Luno, to adjourn the meeting at approximately 7:37 p.m. All in favor. Carried. The next meeting will be Tuesday, September 5, 2023.



Darlene G. Schweikert
Planning Board Secretary