

**ITEM # 1:**

The meeting was called to order by Planning Board Chairman Karl R. Lux, at 6:53 p.m.

**ITEM #2: Roll Call**

**Present:**

Karl R. Lux, Chairman  
Bruce Luno  
Joseph Edbauer  
Julie Zybert  
Ray Hilliker

**Not Present:**

James Jozwiak  
Michael Cochran

**Also Present:**

Darlene G. Schweikert, Town Clerk  
Clyde M. Drake, Council Liaison

**ITEM #3: Citizen Participation**

There was no one for Citizen Participation.

**ITEM #4: Approval of Minutes**

a) October 3, 2023 – J. Edbauer made the motion, seconded by R. Hilliker, to approve the Minutes as presented. All in favor. Carried.

**ITEM #5: Comments from Council Liaison Drake**

Council Member Drake noted:

(1) There were articles in the September/October Town Topics that are recommended articles for Planning & Zoning Boards and he encouraged the members to read the articles.

(2) Since this is Chairman Lux's last meeting, he thanked Chairman Lux for service on the Planning Board and as Chairman of the Board.

**ITEM #6: Code Update**

Town Clerk Schweikert advised the members in regard to Question 57-001 Bingo discussed at the October 3<sup>rd</sup> meeting, that General Code's recommendation to replace the chapter simply stating that the Town authorizes the conduct of Bingo games

in the Town; subject to the provisions of Article 14-H of the General Municipal Law and Article 19-B of the Executive Law.

The members reviewed the General Code prepared Editorial and Legal Analysis: Questions 111-001 to 150-001. Secretary Schweikert will be noting the decisions made and uploading them onto the General Code site.

The following Questions need further review:

Questions 114-001 to 114-004 Sewers; request Ben Slotman or MDA review.

Question 125-002 Road Dedication Specifications; request Hwy Supt Edwards and MDA review.

Questions 134-003, 134-004 and 134-006 Taxation; awaiting Assessor Martin review.

Question 137-001 Telecommunication Facilities; further review required.

Question 142-001 Vehicles and Traffic; request Hwy Supt Edwards & CEO Roberts review.

Question 144-001 to 144-002 Vehicles, Junked; request CEO Roberts review.

Question 147-001 Water District No. 2; request Ben Slotman or MDA review.

The Planning Board members will continue this project at the December meeting.

**ITEM #7: Business from the Members**

1) The members thanked Chairman Lux for his service as Chairman of the Board. Chairman Lux thanked the members for their support.

2) J. Zybert asked if anyone had attended the wind energy meeting in Collins. R. Hilliker had attended a Citizen's meeting held in North Collins to gather information about the proposed project. This project would have the tallest towers in North America if it goes through as proposed; 30% bigger than the others in the area. Because of the height of the towers, the depth of the anchors which are filled with concrete raises concerns about the area water supply. R. Hilliker thinks this needs to be addressed before the Town of Concord allows any projects. Chairman Lux noted that the SEQR process should include this. J. Edbauer questioned if the Town would put a value on the towers for taxation purposes. J. Zybert noted that with gas wells with owners receive the money and the Town does not get anything. R. Hilliker added on to that comment to say that the gas wells are hidden but the wind towers infringe on all the neighboring residents and just the landowner gets the money. R. Hilliker believes that it should be put in our Code that any landowner who wants to have solar or wind projects on their property should be a resident in the Town of Concord. At the North Collins meeting, it was said numerous times that "we live in a rural farm community and do not

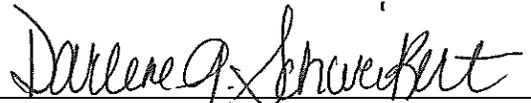
want to live in a commercial setting.” R. Hilliker wants to be green forward-thinking but does not want to see all the farmland become commercial property; J. Zybert agreed.

3) R. Hilliker reviewed the grandfather lot situation discussed at the October 3<sup>rd</sup> meeting. This section of the Code will need to be reviewed as part of the Code Update project. J. Zybert noted that a smaller parcel (approximately an acre) was parceled off a larger parcel; making the smaller parcel with a home non-conforming and how the Town would ever catch that situation. These matters will need to be reviewed.

4) With Chairman Lux’s resignation, the position of Chairman will be vacant. The members discussed their thoughts on the next Chairman based on their availability and length on time of the Board. The members recommended J. Edbauer be the next Chairman. J. Edbauer accepted their recommendation. If his employment situation changes making it so he cannot take on the position, he will advise Council Member Drake. Council Member Drake will take this to the Town Board for approval at the November 9<sup>th</sup> meeting.

**ITEM #8: Motion to Adjourn**

J. Zybert made the motion, seconded by Bruce Luno, to adjourn the meeting at approximately 8:29 p.m. All in favor. Carried. The next meeting will be Tuesday, December 5, 2023.



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Darlene G. Schweikert  
Planning Board Secretary