

TOWN OF CONCORD PLANNING BOARD
Town Hall

February 2, 2021
7:00 p.m.

ITEM # 1:

The meeting was called to order by Planning Board Chairman Lawrence J. Kelly, Jr., at 7:00 p.m.

ITEM #2: Roll Call

Present:

Lawrence J. Kelly, Jr., Chairman
Bruce Luno
James Jozwiak
Joseph Edbauer
Julie Zybert
Karl R. Lux
Joseph Edbauer

Also Present:

Darlene Schweikert
Clyde Drake, Supervisor
Dan Compitello, Delaware River Solar
Mark Potter, Bergmann Architects
Engineers Planners

ITEM #3: Citizen Participation

There was no one for Citizen Participation.

ITEM #4: Comments from Liaison Supervisor Drake

Supervisor Drake had no comments at this time. He will comment as the meeting continues.

ITEM #5: Approval of Minutes

a) December 1, 2020– J. Jozwiak made the motion, seconded by K. Lux, to approve the Minutes as presented. All in favor. Carried.

The January 5th Meeting was cancelled; there would not have been a quorum because of the COVID pandemic.

ITEM #6: Solar Permit

Dan Compitello from Delaware River Solar and Mark Potter from Bergmann Architects Engineers Planners were in attendance tonight to discuss the proposed Solar project on the Daniel Hoffman property. Delaware River Solar submitted their Special Use Permit Application for Telecommunication Facilities on the Hoffman property located at 6582 Genesee Road for the development of a 5 MW solar farm on approximately 26 acres of the 49.2-acre parcel. Mr. Compitello advised that they have been working on the site plan and the application submitted to the Town. His goal for

tonight is to be able to ask the Board to proceed with SERQA, review the site plan application and referral the project to County Planning to continue the review process and to be able to set the Public Hearing date. They have reviewed the Code and he believes the application meets every aspect of our law. Delaware River Solar is a New York State based company; almost all of their solar facilities are based in New York State. They have developed about 380 megawatts of community solar properties; that is about 150 of these types of projects. He has developed 202 megawatts over the past five years so he knows a lot of ins and outs of community solar. The way these projects work is that they find land that is suitable for site development; the land has to have good interconnecting to utility lines; the utility company has to be able to work with them to allow to connect to the grid. They are really fortunate to find this property. Once the power is connected on the grid, it just goes to where the power goes everywhere and people locally can subscribe to the project. There will be approximately 1100-1500 slots open that people can subscribe to the solar project. They would get power just like they always have except they would receive a 10% discount on their prolonged electricity uses every month guaranteed for 20 years. Mr. Compitello advised that this project will be a 5-megawatt location with alternating current which is the type of electricity that you find coming out of your outlets in your homes which can power 1100 to 1500 homes. The panels that will be spaced in rows. The site plan shows that the panels are on a tracking system so they sit on a roller bar to face the sun in the east and as the sun moves, they turn and they rotate to follow the sun so they can get more direct sunlight on the panels and at night they revert back to get the morning. This gets more efficiency out of the project. K. Lux asked if the panels tilted down to pick up the way the sun drops during the winter? Do you pick up that angle north to south? Mr. Compitello noted that they do not tilt; they just track. The project would take about three months to construct. It is very low intensity construction; there may be 15-20 people out on the parcel during the workweek as they are constructing it. At the end of that three months, it gets connected to the grid. For most of the project's life, for the next 20-30 years, it will just sit there with very low maintenance required. They would go in there to mow the grasses; maybe replace a panel or two if one goes bad. This would be 1-3 trips a year after construction. It will be less intense than the farming that takes place on the site.

K. Lux asked what other activities at the site could go on after the project is completed? Any other use of it? Mr. Compitello advised that the landowner would still have access to the pond in the northeast corner of the parcel and some of the treed area; there would still be some areas that continue farming there on mostly the north and east side of the parcel. R. Hilliker asked if there would be any farming activity within the fence? Mr. Compitello advised that it is possible that they could select this project to be one of their projects that has sheep for grass maintenance. As of right now, about 10% of their projects across the state have sheep for grass maintenance. This project could be a candidate but they will have to see. R. Hilliker asked if they would be their sheep or the landowner's sheep? Mr. Compitello said most likely it would be their sheep but if the landowner wanted to, their company would work with the landowner. K. Lux asked if Delaware River asked would be the manager of that site during its duration? How does the owner play into this? Mr. Compitello noted that they have a long-term agreement with the property owner which allows them to use the space. Their fence will basically

be the extent to what they would be doing on site. K. Lux asked about the voltage on the solar panels; when does that voltage conversion change to that high voltage? At the line? Mr. Compitello noted that it is actually converted inside the solar farm. There is a series of two converter transformer panels which take the voltage of the solar panels to bring it into the NYSEG line. K. Lux asked if that high voltage goes across the road? Mr. Compitello advised that it potentially not considered high voltage; it is medium voltage. The voltage would be something like 34,500 volt. These would be run underground from the project until it gets to a riser pole at the street. K. Lux asked how they came up with the size of the solar farm in comparison to what is in the Code? Mr. Compitello noted that the utility really told them what size they could build. It could be a 2-megawatt or a 5-megawatt project or somewhere in that range. NYSEG allowed this to be a 5-megawatt project. K. Lux noted that our Code says 40% of the parcel can be used in the project. Mr. Potter noted that the panels will cover about 7 acres; the actual fence area has to be a little larger around the project to allow for equipment around. There is also a minimum of 10 feet that the fence would be from any electrified panel. This would be 26.8 acres of the 49.8-acre parcel. The actual calculations that they have seen across the state is that that type of language in the Code is the actual panel themselves are used to determine that calculation. K. Lux is not sure that this is what it says in the Code but he understands what they are saying. J. Edbauer noted that they are saying it is the solar panels being calculated; not the area that is fenced off. The fence doesn't serve any function to the project other than to keep the people out of the project. K. Lux asked what the setbacks from the property lines? Mr. Potter advised that the sides are 15 feet; the front is 50 feet; and the back is also 50 feet off the property line. K. Lux believes they have to be a minimum of 200 feet according to the law. Mr. Potter asked if it was the specific solar code or was it an addendum? K. Lux advised that there was a 2019 Solar Law passed. Planning Board Secretary Darlene gave them a copy of this law. K. Lux referred to page 14. This is an update from the original 2017 Solar Law in our Code. Delaware River Solar used the 2017 law for their application and that was the law they were referencing. There was discussion about on the definitions Solar Energy System and Solar Energy Equipment. Mr. Compitello felt it was reasonable to assume that that would exclude the fence that is around it; it just needed to be there; the fence doesn't really serve a purpose. J. Jozwiak asked who holds the insurance on the solar farm? Mr. Compitello noted that Delaware Solar does. J. Jozwiak brought up a hypothetical situation: if someone walks two steps beyond that solar panel, before the fence, who is liable? Mr. Compitello did not understand the question. J. Jozwiak noted that because your fence is right there, that is part of the project; realistically your project goes to that fence; you are cutting the grass up to the fence. K. Lux questioned if the lease agreement is for the whole acreage. Yes. J. Jozwiak asked who would own the fence: the landowner or them? Mr. Compitello said they would own it. J. Jozwiak said it's their equipment. Mr. Compitello advised that the fence is not solar energy equipment; it is required in other parts of the Town Code. K. Lux asked if the parcel had been surveyed and it has. K. Lux asked if they knew anybody that lives adjacent to this project; are they aware of this project? Mr. Compitello believes they may. No notice has been given to the neighboring parcels yet. K. Lux asked what went into their calculation of the combination of the solar panels and the solar energy equipment. Mr. Potter noted that sometimes they have charts but there is no chart on the site plan. He could get the exact square footage of the solar panels. R. Hilliker asked if

they could provide a detailed site plan showing these setbacks in relation to the 2019 Law. Mr. Potter advised that he will have to check the zoning now. He is hoping that if the front houses are the only ones that are residential, then those are the only ones that need to be 200 feet away. The members noted that the whole area they believed is R-Ag. Mr. Potter asked if every setback would be 200 feet instead of what they have proposed? R. Hilliker advised that the Code reads that so the Board's job is to follow the Code. K. Lux questioned the transaction date that they would be the operational owner; Mr. Compitello noted that this has already been done. They have a lease with Mr. Hoffman which allows them to proceed with the Town for the project. The leases are not documents that are shared; it is between them and the landowner. The lease allows their company to proceed with the permitting process. A letter has been sent to the landowner by the company detailing the project and that the company has permission to proceed. This letter has been sent to Mr. Hoffman but not yet received back from him. R. Hilliker asked the maximum height of the panel. Mr. Compitello advised that the panels will be approximately 15 feet tall at their maximum height so that would be with the morning sun. R. Hilliker asked if there would be any vegetation planted? Ferns? To shield the project from the neighboring parcels. Mr. Compitello noted that it would just south of the access road, facing the properties to the south. From the other angles of the property, the way the topography rolls on the hill, most of the project would be visible from the east and it would be over 700 feet from those properties. K. Lux asked if anything happens from the transition east to west with the solar panels with regard to reflection on the houses on the east side? Mr. Compitello said that the solar panels themselves are designed to absorb as much sunlight as possible and they are coated in anti-reflective coatings so that they reflect as little as possible of the sunlight. There is not a lot of reflectivity off of these solar panels. K. Lux asked about the hardware/framework around them? Mr. Compitello noted that they are usually painted black; they would not reflect. K. Lux asked them if they would need to redo their drawings? Mr. Compitello said the answer to that is yes. Mr. Potter had marked 200 feet on the map and that would knock out four rows of panels. Could the road stay there? Is it part of the system? With the solar panels, inverter, underground wiring, they still need so many panels for a 5-megawatt system. Mr. Compitello noted that one of their constraints here is that there is a gas line going through the project that they have to leave a 15-foot set back. There is a natural gas well there. Mr. Potter noted that he can display a site plan chart that includes the inverter, the solar panels and give the exact acreage and then divide it out by the total property and shoot for under 40 and he believes they would have to do 200 feet all around every property line and then they could potentially keep the access road. They could re-design the project but not sure that it will meet 5-megawatt. Mr. Compitello advised that they have some homework to do. Given that they may most likely re-do the site plan and hopefully the project still works. They will be in contact with the Town. Supervisor Drake asked if there was any battery storage plans at all? Mr. Compitello answered that there would be no battery storage.

Chairman Kelly asked if there were any other questions. There were none. Mr. Compitello and Mr. Potter thanked the Board and left the meeting at 7:45 p.m.

ITEM #7: Mining Permits

- a) McEwan
- b) Cold Spring-Sharp Street Pit *Hofmann South Pit reclaimed
- c) McCarthy Gravel Mine
- d) Gernatt Pits: Middle Road-Vaughn/Gentner; Middle Road-Dewald; Zylinski Clay Mine; Waterman Pit; Wendel Pit.
- e) D&H Materials, Inc.
- f) Russo-Triple R. Properties Pit
- g) Schreiber & Winkleman

Chairman Kelly asked if there were any comments or questions regarding the Mining Permits (a-g above). B. Luno questioned if the number of Gernatt pits is accurate; he believes there should be one more application; it could be that Gernatt has combined two pits on one renewal. Secretary Schweikert advised that Gernatt has filed the same permits since 2019. B. Luno would like Secretary Schweikert to contact the DEC to see what permits Gernatt has open with them. The members would like to table the approval of all Gernatt permits listed at (d) until March so that the DEC information could be reviewed. J. Jozwiak made the motion, seconded by J. Zybert, to recommend to the Town Board to approve the renewal of the mining permits, a-c, e-g, as presented and table (d). All in favor. Carried.

ITEM #8: Junkyard Permits

- a) Jordan's Salvage
- b) Southern Tier Auto Center Inc.
- c) Arthur P. King
- d) Ronald Miller

Chairman Kelly asked for comments or questions regarding the Junkyard Permits. J. Jozwiak made the motion, seconded by K. Lux, to recommend to the Town Board to approve the renewal of the junkyard permits, a-d above. J. Edbauer abstained with regard to Jordan's Salvage. All in favor. Carried.

ITEM #9: CEO Singleton-Code Changes

CEO Singleton was not in attendance at tonight's meeting but had provided the members with a packet detailing some changes he would like the Planning Board to review. Supervisor Drake advised that he really thought that some of the issues CEO Singleton is facing were just issues for our Town but after conversations with other Supervisors, other Towns have these same problems. One example is the trailer park on North Street. For the past few years, the CEO has found violations on the property while conducting his inspection for the renewal of the Mobile Home Park permit. The owners have not fixed these violations. This year the Town did not issue a renewal of this permit because the repairs are not complete. The owner is not cooperating with the Town. The Town, at this time, has no fine or repercussions for not cooperating other than issuing a

ticket and taking the owner to Court. Supervisor Drake asked the members to keep this in the back of their minds when they review the list of changes, one by one:

1. Permit for permanent backup generators/and require an inspection/testing done by a certified electrician. Fee for permit \$50.00. The members discussed this permit and the wording of the language provided regarding inspection/testing done by a certified electrician. J. Edbauer believes this is already in the NYS Code. R. Hilliker noted that Orchard Park only allows certain electricians to work in their town. Unless the Town of Concord is going to do that, then anyone could install as long as the generator was inspected. He does not feel that our Town is at that point yet. K. Lux questioned what the Town would be doing for the inspection? What was the CEO's intent? Commonwealth does the electrical inspections. The language could be amended to say inspected per NYS electrical code and verification that the inspection has been done given to the Town. J. Edbauer noted he will get the NYS Code on this for the March meeting and asked to table this.

2. Permit for any storage unit (shipping container, semi-truck, old box, etc.) Fee for permit will be based on square footage of storage unit. The Board questioned what the Town would do to the people that already have these storage units. Supervisor Drake noted that CEO Singleton does not think there is such a thing as "grandfathered." K. Lux felt that the price per square footage would need to be defined. K. Lux noted that the fee schedule already has a fee for storage sheds and that the fee should be the same; it would be easier to control. Modify the fee schedule to include storage units, shipping containers.

3. Campgrounds-yearly inspection with a fee of \$150.00. J. Edbauer wanted to know what CEO Singleton was looking for. Supervisor Drake thought CEO Singleton was going to attend tonight's meeting; he will discuss with CEO.

4. Code Enforcement Office should have the x-hunt app which cost is \$29.99/yearly. Discussion as to the purpose for the CEO to have the app. R. Hilliker has the app and noted that it is a great tool but he would strongly disagree that the Town send the CEO out with this app that is not always accurate. J. Edbauer noted that building inspectors require surveys for boundary line verification. The Erie County Mapping site could be used to help the CEO with more accurate dimensions and property lines.

5. Permit Renewals-if a renewal is not obtained, when needed, fee should be doubled. A possible charge of \$.50 per square foot and/or structure torn down. J. Jozwiak wondered if CEO keeps track of when these renewals are due; he does. K. Lux thought that a statement could be sent that if renewal isn't done in a certain amount of time, then there would be an additional fee. R. Hilliker and J. Jozwiak felt that if the CEO were to call the contractor, they would come in and pay. J. Jozwiak felt that the CEO should let them know it's coming up and if they don't renew in 60 days, there is a problem. Supervisor Drake thought 45 days. K. Lux felt that there should be a set fee; not \$.50 per square foot. Supervisor Drake noted that notification of expiration is a chore.

6. Unregistered Vehicles-letter sent giving notice that you have 14 days to remove all vehicles or obtain. If after 14 days vehicle (vehicles) has/have not been removed or registered, a charge of \$10.00 a day until issue is resolved. Also must provide proof of disposal or registration of each vehicle. J. Edbauer felt that the property owner should be given a verbal warning, a written warning and then the CEO should issue an appearance ticket. When J. Edbauer was CEO, that was his procedure. K. Lux thinks that 14 days is too fast. R. Hilliker thought 14 days was unreasonable; what if someone were sick or on vacation. J. Edbauer said one problem is our rural setting; the Right to Farm Law allows vehicles because parts could be used. Supervisor Drake noted that this is why there is so much frustration for the CEO.

7. Any work being done without obtaining a permit is subject to a permit fee being doubled/fee of \$.50 per square foot/possible tearing down or movement of the structure. The Town already has the double permit fee in our Code. J. Edbauer would like to know the CEO's reasoning and how this would help the Town. J. Jozwiak does not feel the decision should be up to the CEO. J. Edbauer noted that the CEO could issue the Stop Work Order and take it to Court if they don't stop.

8. Home Occupation without obtaining a permit-\$100.00 fee for application and fee for not obtaining a permit could be up to \$500.00. K. Lux questioned how this would be enforced. L. Kelly questioned when Home Occupations would be required: Income Tax Preparers? Supervisor Drake said yes, he had a permit with the Village. J. Edbauer noted that so many people are working from home during COVID. R. Hilliker asked what if he were making crafts while sitting in his home watching TV and then he would sell the crafts on Etsy? L. Kelly said we're opening a can of worms. J. Jozwiak feels that Home Occupations should be for the big things where there is traffic, parking and people on the property. Supervisor Drake noted that Home Occupations were recognized in the Comprehensive Plan.

J. Edbauer made the motion, seconded by J. Zybert, for Supervisor Drake to ask CEO Singleton for clarification and background information on the above. All in favor. Carried.

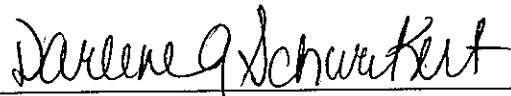
ITEM #10: Business from the Members

1. J. Jozwiak attended a Zoom Webinar regarding updating of the Erie County Hazardous Mitigation Plan. One topic discussed was flooding and the National Flood Insurance Program and how the Town should keep their Codes updated so it doesn't affect flood insurance in our town or FEMA funding. The Town hasn't had a flood since 1996-97. There was discussion on ditch flooding caused by putting in culverts for houses and how the culverts can't handle the flow and the water goes over the roads. Erosion was another topic that was discussed; some topics did not pertain to the Town of Concord. J. Jozwiak noted that it was an interesting webinar. Supervisor Drake noted that this has to be done every five years to apply for FEMA.

2. Supervisor Drake advised that the Town received a \$9,500 grant to review and update the Town's Solar Law and Comprehensive Plan. He will be meeting on Thursday, February 4th with Erie County representatives, Andrew Reilly from Wendel Company, Planning Board Chairman Kelly and Councilman Drozd. When the Town approved their Solar Law in 2019, the law passed was the format that New York State recommended at that time. There will be discussion about Solar Payment-in-lieu-of-taxes (PILOT) agreements.

ITEM #11: Motion of Adjourn

B. Luno made the motion, seconded by J. Zybert, to adjourn the meeting at approximately 8:44 p.m. All in favor. Carried.



Darlene G. Schweikert
Planning Board Secretary

TOWN OF CONCORD

Jeff Singleton, Code Enforcement/Building Inspector

**86 Franklin Street
P.O. Box 368
Springville, NY 14141
(716) 592-4946 x 314**

December 4, 2020

Dear Planning Board,

I would like to recommend the following code changes be brought up for review and consideration to be added to our Town of Concord Codes:

- Permit for permanent backup generators and require an inspection/testing done by a certificated electrician. Fee for permit \$50.00
- Permit for any storage units (shipping container, semi truck, old box, etc). Fee for permit will be based on square footage of storage unit.
- Campgrounds-yearly inspection with a fee of \$150.00.
- Code enforcement office should have the x-hunt app which cost is \$29.99/yearly.
- Permit Renewals---if a renewal is not obtained, when needed, fee should be doubled. A possible charge of 50¢ per square foot and/or structure torn down
- Unregistered Vehicles- letter sent giving notice that you have 14 days to remove all vehicles or obtain registration. If after 14 days vehicle (vehicles) have not been removed or registered, a charge of \$10.00 a day until issue is resolved. Also must provide proof of disposal or registration of each vehicle.
- Any work being done without obtaining a permit is subject to a permit fee being doubled/fee of 50¢ per square foot/ possible tearing down or movement of the structure.
- Home Occupation without obtaining a permit-\$100.00 fee for application and fee for not obtaining a permit could be up to \$500.00.

Thank You,



Jeffrey Singleton

TOWN OF CONCORD
86 Franklin St., PO Box 368
Springville, NY 14141
Phone: (716) 592-4948
Fax: (716) 592-0123

MOBILE HOME COURT PERMIT RENEWAL

FEE: \$300.00 PAID: _____ DATE: _____

Please Print:

Applicant: _____

Address: _____

Phone: _____

Applicant Signature: _____ Date: _____

Location of Mobile Home Court _____

**BEFORE THE PERMIT DESCRIBED
IN THIS APPLICATION CAN BE
IMPLEMENTED AN INSPECTION MUST BE COMPLETED BY
THE CODE ENFORCEMENT OFFICER.**

PERMIT NO. _____ PERMIT DATE: _____
APPROVED BY: _____
JEFFREY SINGLETON, CODE ENFORCEMENT OFFICER-TOWN OF CONCORD

Town of Concord

Building Permit Application

SBL# (attach copy of tax bill): _____

Zone: _____

Applicant is: Property Owner Contractor Other _____

Name: _____

Address: (If Different than Above)

Phone No. _____ Day Phone/Cell No. _____

Signature: _____ Date: _____

Application is hereby made for permission to:

<input type="checkbox"/> Build	<input type="checkbox"/> Alter	<input type="checkbox"/> Repair	<input type="checkbox"/> Move
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To be used as:

<input type="checkbox"/> Single Dwelling	<input type="checkbox"/> Pole Barn	<input type="checkbox"/> Deck	<input type="checkbox"/> Windows
<input type="checkbox"/> Double Dwelling	<input type="checkbox"/> Barn	<input type="checkbox"/> Patio	<input type="checkbox"/> Other
<input type="checkbox"/> Apartment	<input type="checkbox"/> Garage	<input type="checkbox"/> Porch	<input type="checkbox"/>
<input type="checkbox"/> Alteration	<input type="checkbox"/> Car Port	<input type="checkbox"/> Gazebo	<input type="checkbox"/>
<input type="checkbox"/> Addition	<input type="checkbox"/> Shed	<input type="checkbox"/> Swimming Pool--	<input type="checkbox"/> IN GROUND
<input type="checkbox"/> Major Renovation	<input type="checkbox"/>	<input type="checkbox"/> Swimming Pool--	<input type="checkbox"/> ABOVE GRND

*A permit for a swimming pool covers the pool only. If a deck is to be installed, a separate permit will be required for the deck.

****BUILDING TO BE USED FOR:** _____

Size: _____ feet long: _____ feet wide: _____ feet high: _____

Highway: Town _____ County _____ State _____

Lot Dimensions: _____ Square Footage of Structure: _____

Feet from Lot Lines: Front: _____ Side _____ Rear _____ Corner Lot _____

The estimated value of project exclusive of land is: \$ _____

State type and use of other buildings on the same lot: _____

**Deed Restrictions: The Town of Concord is not responsible to enforce deed restrictions. Refer to your deed for any restrictions.*

Name of Building Contractor: _____ Phone No. _____
Address: _____

Workers Compensation Ins.: _____ NYS Disability Ins.: _____
Plumbing Contractor: _____ Phone No. _____
Address: _____

Type of Sewage:
Public Sewer Permit No. _____ Private Septic System, Letter of Approval _____

Project Information: one story two story attached garage, capacity (cars) _____

No person shall make any change in plans herewith submitted for specifications herein contained, or in the structural part of the building without written consent of the Building Inspector. Plans must be submitted with this Application and must comply with State Building Construction Code.

I have reviewed the foregoing Application and building plans and the premises as described to the extent that the items indicated herein conform to Building Code, Sanitary Code and safety requirements and the Codes of the Town of Concord.

Jeffrey Singleton,
Town of Concord Code Enforcement Officer

TOWN OF CONCORD
86 Franklin Street, PO Box 368
Springville, NY 14141
Phone: (716)-592-4948
Fax: (716) 592-0123

REQUIREMENTS FOR HOME OCCUPATION PERMIT

Applicant shall be a resident of the property. In the event that the applicant is not the owner thereof, the written consent of the owner of the property is to be submitted with the completed application.

The following **MUST** be submitted with this application before the permit can be processed:

1. The application and fee shall be submitted to the Town Clerk. Provide check in the amount of \$100.00 payable to the Town of Concord at the time of filing.
2. Provide tax map showing exact location of property.
3. Part I of the SEQR Form must be completed.
4. With all of the above complete, the Planning Board will review said application at their regularly scheduled meeting with the applicant in attendance.
5. In order to be placed on the Planning Board agenda, **ALL** paperwork must be filed with the Town Clerk **two weeks** prior to the regularly scheduled Planning Board meeting night.
6. Final Home Occupation Permit approval is contingent upon an inspection of the premises by the Code Enforcement Officer.

TOWN OF CONCORD

APPLICATION FOR HOME OCCUPATION PERMIT

FEE: \$100.00 PAID: _____ DATE: _____

Pursuant to the provisions of the Town of Concord Ordinances made and provided for the conduct of a Home Occupation within the Town of Concord, I hereby apply for a permit to conduct a Home Occupation in the Town of Concord at the following location:

SBL# _____ Zoning of Premises: _____

Said Home Occupation consists of the following:

The applicant hereby agrees to comply with all provisions of the Town of Concord Ordinances pertaining to the said premises.

Home Occupation: An accessory use of a service character conducted within a dwelling by residents thereof which occupation is clearly secondary to the dwelling use for living purposes and does not change the character thereof or have any exterior evidence of such secondary use other than a permitted name plate, and in connection with which there is not involved the keeping of stock in trade. The Home Occupation shall be carried on wholly within the principal or secondary building. Not more than one (1) person outside the resident family shall be employed. There shall be no exterior storage of materials used in the Home Occupation. No offensive noise, vibration, smoke, dust, odor, light or glare shall be produced. Part I of SEQR Form must be completed. (Part 2 & 3 of the SEQR Form is completed by the Town Board). Home Occupation shall be allowed in the following districts only: R-1, R-AG, and RR-B.

I have read the foregoing application. The same is true to my knowledge.

Please Print:

Applicant: _____

Address: _____

Phone: _____

Applicant Signature: _____ Date: _____

Approved by Planning Board

Signature of Chairman

Date

BEFORE THE PERMIT DESCRIBED
IN THIS APPLICATION CAN BE
IMPLEMENTED AN INSPECTION MUST BE COMPLETED BY
THE CODE ENFORCEMENT OFFICER.

PERMIT NO. _____ PERMIT DATE: _____

APPROVED BY: _____

JEFFREY SINGLETON, CODE ENFORCEMENT OFFICER-TOWN OF CONCORD

