

TOWN OF CONCORD PLANNING BOARD  
Town Hall

August 2, 2022  
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  
Joseph Edbauer  
Raymond Hilliker  
Michael Cochran

**Also Present:**

Darlene Schweikert  
Clyde Drake, Town Council Liaison

**Not Present:**

Julie Zybert

**ITEM #3: Buffalo Niagara Waterkeeper**

Jeanne Beiter, Buffalo Niagara Waterkeeper asked for a postponed until the September meeting. Chairman Lux asked the members if anyone had visited this site; B. Luno and J. Edbauer tried but could not locate the property. Chairman Lux noted that when Ms. Beiter is at the September meeting, the members could ask more questions.

**ITEM #4: Citizen Participation**

There was no one for Citizen Participation.

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

Councilman Drake apologized to the members; in June he said he would follow up with CEO Roberts regarding Kevin Thie and he has not yet talked to CEO Roberts. He will follow up for September.

Chairman Lux asked Councilman Drake if there had been any update with Steve Buckley and the event venue Special Use Permit. Mr. Buckley continues to work with the Erie County Health Department regarding the septic and well for the building. Mr. Buckley has filed the deed with Erie County merging the two separate SBL Number parcels into one parcel.

**ITEM #6: Approval of Minutes**

a) July 5, 2022– J. Jozwiak made the motion, seconded by B.Luno, to approve the Minutes as presented. All in favor. Carried.

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

a) R. Hilliker had attended a meeting where the housing crisis was the topic; New York State lacks the housing necessary to meeting current demand. There was discussion about towns allowing accessory dwelling units on their property.

b) J. Jozwiak noticed that there is a business sign at the 5962 Collins Springville Road property. Councilman Drake advised that property is a rental and the tenant has a business. CEO Roberts has a file on this property already; a Stop Work Order had been issued and he is working with the Town Attorney to this matter. The members would like CEO Roberts to look into the tenant's business matter.

c) J. Jozwiak had attended a meeting in the past where the topic was how homeowners can receive income tax incentives for land conservation. As an FYI, he relayed a situation where there was an owner in East Otto that had signed up for this but did not complete the terms of the program. The government does follow up and go after the owner for non-compliance. In this case, the owner sold the property and the new owner agreed to complete half of the work; the seller will need to complete the work or pay money back.

**ITEM #8: Motion of Adjourn**

J. Jozwiak made the motion, seconded by M. Cochran, to adjourn the meeting at approximately 7:21 p.m. All in favor. Carried.

The next meeting is Tuesday, September 6, 2022.



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Darlene G. Schweikert  
Planning Board Secretary