

March 10, 2022

TOWN OF CONCORD TOWN BOARD MEETING
Public Hearing-Buckley Special Use Permit

March 10, 2022
6:45 p.m.

MEETING CALLED TO ORDER BY PHILIP DROZD, SUPERVISOR

PRESENT: PHILIP DROZD, SUPERVISOR
CLYDE M. DRAKE, COUNCILMAN
KENNETH D. ZITTEL, COUNCILMAN
WILLIAM F. SNYDER, III, COUNCILWOMAN
KIMBERLY S. KRZEMIEN, COUNCILMAN

ALSO PRESENT: DARLENE G. SCHWEIKERT, Town Clerk
BARRY A. EDWARDS, Hwy Supt
BRIAN F. ATTEA, Town Attorney
THOMAS ROBERTS, CEO
CAROLYN ROBINSON, Dog Control Officer

GEORGE DONHAUSER
STEVEN BUCKLEY
DANIEL KEAN
CARSON BOND

CHUCK SCHWEIKERT
HEATHER LEWIS, Wendel Companies
KNIGHT BULERA

Supervisor Drozd opened the Public Hearing regarding the Special Use Permit application of Steven Buckley; property located at 11655 Moore Road, Town of Concord for the purpose of rental/wedding venue.

The Notice of the Public Hearing was published in the Springville Journal on February 17, 2022 and was also posted on the Town's signboard at 86 Franklin Street, Springville, New York, and the Town's website www.townofconcordny.com on February 14, 2022. The Notice was mailed to Erie County Department of Planning & Development and neighboring parcel owners on February 14, 2022. Erie County Department of Planning & Development replied to the Referral Notice on February 22, 2022 noting "No recommendation; proposed action has been reviewed and determined to be of local concern."

Supervisor Drozd asked Mr. Buckley to provide the Board and those in attendance with a bit of information on his Special Use Permit Application. Mr. Buckley advised that he is looking for a Special Use Permit for the current building on Moore Road to become a wedding/rental venue. Mr. Buckley worked with the Planning Board members and at this time that he is proceeding pursuant the Planning Board's recommendation with a Special Use Permit.

Supervisor Drozd asked if anyone in attendance had any questions. Carolyn Robinson addressed the Board. Mrs. Robinson thinks it sounds like a great idea. More and more people want to have a wedding in the country and she thinks a wedding venue is a perfect use and can't see anything that would be a problem. If there were too much noise at night, she is sure that there would be an end time for music. It just seems like a perfect idea to bring more revenue into the Town of Concord. Supervisor Drozd thanked her for her comments. Council Member Drake noted that from his attendance at the Planning Board meetings with him, does he have a time that he was thinking? Mr. Buckley noted that he is at the mercy of the Erie County Board of Health. Council Member Drake asked if he had a time for music? Quiet time? Mr. Buckley thought it was 11 p.m.; he believed that quiet time is 11 p.m. and it is done.

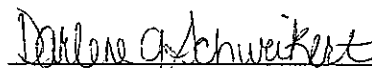
Council Member Zittel noted that he and Mr. Buckley are in the same business. When commercial buildings are going up, engineer drainage plans are drawn up; parking lot plan with a lighting plan. He also noted that the building is constructed on two parcels. Mr. Buckley advised that it does sit on two parcels. The Planning Board has asked Mr. Buckley to plot the parcel as a combined parcel. All the parcels will be joined. Mr. Buckley advised that a drainage, everything flows into his pond. Originally the

building was not going to be this wedding venue so standard procedure did not apply at that time. There will be ample lighting that will not distract anything. There are some little solar lights on the driveway for markings and there will be end of the driveway lights just simple pole lights. He does not want his neighbors to be bothered. He currently lives on the property and the last thing he would want is a headache on his own behalf. Council Member Zittel noted that the reason for plans is that everything is in black and white; this is what you have and it doesn't deviate. Mr. Buckley thought that this would have been a discussion held at building permit time instead of a Special Use Permit moment. Council Member Zittel asked about parking and how many cars? Mr. Buckley noted that at the current time it is X amount for his limitations. As occupancy grows, the parking lot has to value it. Mr. Buckley is intending to add on to the current building; probably not this year, but in the future. He noted that it will all coincide. The septic system is being designed big enough for the addition; everything is being designed big enough for the end result. Oversize it now. Council Member Drake asked if his plan is to hopefully have the parking that he would not be using the shoulder of the road. Mr. Buckley stated that the road would be used zero. There is ample parking on the property to house a 500-person event; however, they are not basing anything on that big of an amount. As he does construction jobs, and has material to do make more parking, he will continue to add select fill. As of now, there is ample parking for well off the road. CEO Roberts noted that he has been on the property and has seen the place; Mr. Buckley does have the expansion room to do it and has the equipment to do it as well. It is a viable feasibility. CEO Roberts does not believe that parking will be an issue as long as Mr. Buckley fulfills his needs as the project continues. Mr. Buckley advised that he built both driveways last summer at 24 feet wide. There is ample room to navigate and/or vehicles to park. Supervisor Drozd advised that even though Moore Road is a County road, the Town can regulate the parking. Mr. Buckley advised that if there is concern about parking on the road, put it in the Special Use Permit. He thinks it would be an absolute disaster to have parking on the road with the way people travel on his road at the curve there. He does everything in his power to never be on the road; being on a side of a road is a dangerous motion. Mr. Buckley does not think that parking off the road is an issue.

Council Member Drake asked Mr. Buckley if the State Fire Board has yet reviewed his matter and if he had received the exemption on the sprinkler system. Mr. Buckley advised that the Board did not meet in February and he does not think his application will be on the March agenda. It will probably be before the State Fire Board in April.

The meeting remained open until 7 p.m. There were no further questions or discussion.

Motion by Council Member Zittel, seconded by Council Member Drake, to close the Public Hearing at 7:00 p.m.



Darlene G. Schweikert
Town Clerk