

TOWN OF CONCORD PLANNING BOARD
Town Hall

March 1, 2022
7:00 p.m.

ITEM # 1:

The meeting was called to order by Planning Board Chairman Karl R. Lux, at 6:57 p.m.

ITEM #2: Roll Call

Present:

Karl R. Lux, Chairman
Bruce Luno
James Jozwiak
Joseph Edbauer
Julie Zybert
Raymond Hilliker
Michael Cochran

Also Present:

Darlene Schweikert
CEO Thomas Roberts

Not Present:

Clyde Drake, Town Council Liaison

ITEM #3: Citizen Participation

There was no one for Citizen Participation.

ITEM #4: Comments from Council Liaison Drake

Councilman Drake was not in attendance for this meeting.

Chairman Lux asked CEO Roberts if he had anything to discuss with the Board. CEO Roberts discussed two items:

a) Building Permit Renewals – CEO Roberts questioned how many times a building permit could be renewed. There are about five open permits that have been renewed numerous times over the years. He will be following up on these renewals. A Building Permit application form cover sheet from CEO Atkinson’s tenure as CEO was located that stated a building permit could be re-issued for one time only. If a second re-issue is needed, approval of the Concord Town Board is required. CEO Roberts discussed this with Supervisor Drozd and changed his cover sheet to include this language. The members thought there had been discussion years ago about building permit renewals; there is nothing in our Code book detailing the process. The members agree with this change in language on the permit form.

b) New York State Energy Research and Development Authority (NYSERDA) Stretch to Zero Pilot Program – CEO Roberts received an email from NYSERDA regarding this program and grant money available. The Stretch to Zero Pilot Program will create and test workable approaches for the local and statewide

implementation of a decarbonized, zero on-site greenhouse gas emissions code. Massachusetts has adopted a stretch energy code which was designed to drive down the state's greenhouse gas emissions. Under this law, Massachusetts must finalize the net zero code and towns would then be able to opt into the new code; effective 2023. Their net zero code does not require every building to have net zero emissions immediately; but the intention is to have each building ready to go net zero once their electric grid is net zero. CEO Roberts believes that electricity will dominate at some point in the future and expressed a need to get off fossil fuels. J. Jozwiak commented that green is the way that everything is going: insulating/venting. Chairman Lux noted that during Governor Pataki's time this type program was discussed with the intent that by 2020 there would be a 20% reduction and this is still not done. CEO Roberts noted that this program offers possible grants to towns who want to go into the stretch code for new buildings; possibly grant money could be used to hire a part-time inspector to assist in the CEO Office. The deadline date is April 21st. Chairman Lux advised that any grant application decision would be made by the Town Board. R. Hilliker felt that the town residents would not approve of a net zero code because it is very expensive. J. Edbauer added that it would put more restrictions on people and people may decide not to build in Concord. Chairman Lux noted that NYSERDA would work with any individual who wanted to proceed with net zero. R. Hilliker advised that if this were put to vote to the residents of the Town, it would fail. J. Edbauer agreed. Chairman Lux noted that if NYS building codes change to adopt net zero then at that time the Town would need to follow it.

ITEM #5: Approval of Minutes


a) February 1, 2022– J. Jozwiak made the motion, seconded by J. Edbauer to approve the Minutes as presented. All in favor. Carried.

ITEM #6: Business from the Members

1. Chairman Lux reminded members to start looking for training options. Four hours of training is required for the year. Secretary Schweikert will check to see if Southern Tier West will be hosting the annual conference this year. J. Edbauer advised that there are several good online courses available. CEO Roberts will pass along any emails he receives offering training. Chairman Lux will let the members know about Southtowns' Planning and Development meetings. Councilman Zittel is looking into dates for these meetings.

ITEM #7: Motion of Adjourn

J. Zybert made the motion, seconded by B. Luno, to adjourn the meeting at approximately 7:14 p.m. All in favor. Carried.



Darlene G. Schweikert
Planning Board Secretary