

TOWN OF CONCORD PLANNING BOARD
Town Hall

June 6, 2023
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
Julie Zybert
Ray Hilliker
Michael Cochran

Also Present:

Stephanie A. Bacon
Clyde M. Drake, Council Liaison
Ed Abdo
Bonnie Abdo
Jeffrey Burns, RMS, PC

Not Present:

Joseph Edbauer

ITEM #3: Citizen Participation

There was no one for Citizen Participation.

ITEM #4: Approval of Minutes

a) May 2, 2023 – J. Jozwiak made the motion, seconded by M. Cochran, to approve the Minutes as presented. All in favor. Carried.

ITEM #5: Special Use Permit Application – Schmidt/Solar Power Network

Jeff Burns, Robert M. Sutherland P.C. (RMS), who works with Solar Power Network, appeared to get feedback as to the viability of the proposed solar project on Hoffman Road. After discussion of setback requirements for property lines and easements, Mr. Burns stated that RMS would need to complete the survey of the property in order to design the project to meet all requirements. He said they would also check the Town of Concord code and also discuss with NYSEG to be sure that all requirements are met by the final plan. Town Board Liaison Drake stated that the Town Board would not be amenable to granting any variances. The Planning Board determined that the project could move forward to the next phase of planning.

ITEM #6: Special Use Permit Application-Wittmeyer/Abdo-Zoar Moto Park

Mr. Abdo appeared to give further clarification of the event that is proposed to take place at Zoar Moto Park. As background, Zoar Moto Park opened in 1973. They

raced there for 10 years and then closed down. The property is still owned by the same family and is still all farm land, other than the portion that has been cleared out. The 50-year reunion is scheduled for September 23 & 24. It is a ride, not a race, in a controlled atmosphere. It will mainly be on grass tracks.

Chairman Lux asked approximately how large the crowd will be. Mr. Abdo said he doesn't know currently, but in 1973, there were 10,000 people in attendance at an international race held at the property. The property can easily fit that many, but he does not expect anywhere near that many people. Lux then questioned whether alcohol will be allowed. Mr. Abdo said that they will not be selling alcohol, but they will not prohibit people from bringing their own. Member Zybert asked if there will be overnight camping with reservations. Mr. Abdo explained that people will be allowed to camp and most have "toy haulers" that carry their bikes/ATVs/UTVs and that they can sleep in. There is no reservation system. Member Cochran asked if there will be EMS service for the event. Mr. Abdo responded that Mortons Corners Fire Department will arrange for an ambulance to be there. The event is to benefit Mortons Corners FD. This is also a one-time event. Insurance will be obtained for the event and the Town of Concord will be added as an Additional Insured. There will be no parking on the road and Mr. Abdo said they will remain cognizant of ingress and egress for emergency vehicles.

Town Council Liaison Drake said that the Special Use Permit should not be made renewable. If another event is to be held, it should require another permit.

B. Luno made the motion, seconded by J. Zybert, to recommend that the Special Use Permit application for Zoar Moto Park 50 Year Reunion and Ride be sent to the Town Board to be set for a public hearing. All in favor. Carried.

ITEM #7: Bacon – CR Zoning Clarification

Code Enforcer Roberts and Chairman Lux met with the Bacons. The zoning matter question has been resolved. A copy of the agreed upon resolution (clarification) will be provided at the August meeting.

ITEM #8: Springville Mobile Home Court Permit-Year 2023

The Planning Board agreed that they would like more clarification as to the permitting process. The permit approval will be tabled until the August meeting.

ITEM #9: Comments from Town Board Liaison Drake

Councilmember Drake just wanted to make clear that "CR" zoning is Commercial Recreational, not Craneridge.

ITEM #10: Code Update

There has been some work on the code update but the Planning Board will have to wait until there is more clarification. The topic will be tabled until the August meeting.

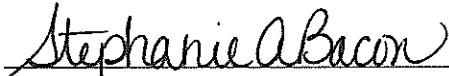
ITEM #11: Business from the Members

Page 3
June 6, 2023

There was no business from the Members today.

ITEM #12: Motion to Adjourn

J. Zybert made the motion, seconded by M. Cochran, to adjourn the meeting at 8:00 p.m. All in favor. Carried. The July 4th meeting has been canceled. The next meeting will be Tuesday, August 8, 2023.



Stephanie A. Bacon
Acting Planning Board Secretary

