

TOWN OF CONCORD PLANNING BOARD  
Town Hall

September 5, 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  
Joseph Edbauer  
Julie Zybert  
Ray Hilliker  
Michael Cochran

**Also Present:**

Stephanie A. Bacon, Deputy Town Clerk  
Clyde M. Drake, Council Liaison  
Thomas Roberts, CEO  
Kelli Wilson, Buffalo Solar  
Jake Miller

**ITEM #3: Citizen Participation**

There was no one for Citizen Participation.

**ITEM #4: Approval of Minutes**

a) August 1, 2023 – J. Jozwiak made the motion, seconded by J. Edbauer, to approve the Minutes as presented. All in favor. Carried.

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

Council Member Drake advised that the Town Bookkeeper/Secretary to the Supervisor, Luella Timmel, resigned her position. Rachel Watz has been hired in her place.

**ITEM #6: Solar Project Miller Premises**

Kelli Wilson from Buffalo Solar and Jake Miller both appeared to answer any questions regarding the proposed solar project at Mr. Miller's premises. The solar panels will be roof-mounted. Chairman Lux asked if there would be battery storage. Ms. Wilson explained that it will be direct use, so no storage will be required. It will only provide approximately 44% of the electricity used on the property. The members had no other concerns with the plans.

J. Jozwiak made the motion, seconded by M. Cochran, to recommend that the Special Use Permit application for J. Miller's Property Management/Buffalo Solar's Roof Mounted Solar Project be sent to the Town Board to be set for a public hearing. All in favor. Carried.

**ITEM #7: Code Update**

All members have a packet from General Code that needs to be reviewed. All answers to the questions in the packet must be submitted to General Code by October 11<sup>th</sup>. The Planning Board members will continue to make their own notes with regard to the updating of the code.

**ITEM #8: Business from the Members**

1. R. Hilliker asked if there was an update on the local windmill projects. He said that the company that is gathering support and signing contracts in North Collins and Collins states that the project will be located in Concord on their website. Town Board Liaison Drake said that a 3-year moratorium is under consideration, giving the Town time to write a comprehensive windmill law.
2. M. Cochran asked if the North Street trailer park issue has been resolved. Code Enforcer Roberts said that it has not yet been resolved but that he is working through the next stages and hopes to resolve it before it becomes a Town Court matter. He did also state that Town Attorney Attea is currently working on a local law to make Town Code violations misdemeanors, so that more of these matters can be resolved.

**ITEM #9: Motion to Adjourn**

J. Zybert made the motion, seconded by J. Edbauer, to adjourn the meeting at approximately 7:16 p.m. All in favor. Carried. The next meeting will be Tuesday, October 3, 2023.

  
Stephanie A. Bacon  
Acting Planning Board Secretary