

TOWN OF CONCORD PLANNING BOARD  
Town Hall

December 3, 2024  
7:00 p.m.

ITEM # 1:

The meeting was called to order by Planning Board Chairman Joseph Edbauer, at 7:00 p.m.

ITEM #2:      Roll Call

Present:  
Joseph Edbauer, Chairman  
Julie Zybert  
Michael Cochran

Also Present:  
Clyde M. Drake, Town Council Liaison  
Thomas Roberts, CEO  
Misha Holzman, DRYM Management

Not Present:  
Bruce Luno  
James Jozwiak  
David Dains

ITEM #3:      Citizen Participation

There was no one for Citizen Participation.

ITEM #4:      Approval of Minutes

a) November 5, 2024 – Chairman Edbauer advised that since there was not a quorum tonight, this would be tabled until the January 7, 2025 meeting.

ITEM #5:      DRYM Management Project – Abbott Hill Road

The members had received drawings from DRYM Management prior to tonight's meeting. With no quorum tonight, the members present will review some information and ask some questions but will not be able to move on anything tonight. Chairman Edbauer asked Misha Holzman if he had a project scope of what the project entails and the timeline for the project. M. Holzman advised that he does not have a timeline yet; it depends on a few factors. It may be done all at one time or in phases; depends on getting an answer on the road; answers from the Town, does it need to be done in one shot or can it be done in phases? M. Holzman noted that the bank is not so happy that he has to build a road and the bank estimated really high before the building even starts. The bank would like DRYM to do a little road next to the first building and if he were to have a problem with a fire, a turn around right there and then do a road for another building if he does them in phases. The bank does not like that they would be spending so much money on the road; there's no return on the road. The return is on the

buildings. That is one factor and another factor is the sewer. M. Holzman understands that the Town does not have the sewer capacity right now. Maybe for 2 buildings but not the project. Chairman Edbauer said it is hard to proceed when there is not any information; Tom Roberts, acting as a DRYM representative and not Town CEO, advised that the project cannot go any further until the project goes to the Town Engineer. MDA Consulting Engineers can't look at this project until the project gets past this initial stage. T. Roberts noted that these drawings need to get forwarded to Caleb Henning at MDA Engineers for his preliminary plat. T. Roberts is hopeful that these drawings meet all the requirements so that the plat can be sent to MDA Engineers for their review to determine if there is sewer capacity, water capacity. MDA Engineers can't do that until DRYM gets through this stage of the process. M. Cochran asked if there was sewer capacity for building 1 and building 2; M. Holzman stated that there might be sewer capacity for that and there might be sewer capacity for the project. M. Holzman noted that there is a violation right now; operating under a violation right now. Council Member Drake corrected M. Holzman. The plant is not operating under a violation; the KB sewer plant had a violation and it was converted to a pumping station that now goes to the Craneridge sewer. The Town is in the process of redoing the Craneridge plant so it would have a larger capacity. M. Holzman asked if this was the big sewer project that the Town is talking about; Council Member Drake responded yes. M. Holzman noted that that project is not even in drawing stage; just talk? Council Member Drake advised that the Town has received some grant money for this project and MDA Engineers are working on the drawings for the project. Chairman Edbauer asked what the Town's timeline was for the new plant; Council Member Drake advised 2026 at the earliest. M. Holzman said that that is a factor in their timeline; other ways to handle the sewer. Questions that DRYM can't answer at this time. T. Roberts wonders why DRYM would need to build the whole road for the whole system when they can't build all six buildings? Can only build two buildings; 12 units total. M. Cochran asked if part of the concern was the turnaround for fire? If DRYM is going to build 1 and 2, why not do a turnaround for buildings 1 and 2? M. Holzman said that if the Town would give DRYM approval for that, then DRYM might do that; or might just do everything. M. Cochran asked M. Holzman to explain the drawings provided. Is this main 4" or 8"? T. Roberts noted that the water is 4" and showed where it was on the drawing; where the existing 4' water line is and where it would branch off from. Then there would be a 2" inch line to each building. Chairman Edbauer asked if there was enough capacity for the water? Council Member Drake said that that is a good question. M. Cochran said he would be concerned about that with fire load on the 4" main; pressure loads. T. Roberts clarified that potable water is coming from the 4" main; the line that comes down the hill for the existing snowmaking is a 12" line and there is already a fire hydrant there. The Bacon Pond is a 10-acre pond; 30 feet deep; there is a lot of water. It is over pressurized with upwards of 175 psi coming out of that 12" main. Chairman Edbauer asked if that would be the reservoir for fire and T. Roberts said yes. Chairman Edbauer asked T. Roberts if DRYM had submitted a written request to the Town for information; T. Roberts said that this can't be done until the project goes through this stage before the Planning Board. This has been discussed with Supervisor Drozd and Mr. Henning at MDA on several occasions. This phase needs to be completed and once the preliminary plat is sent to MDA Engineers, they will start to review. M. Cochran questioned why DRYM doesn't

drop it down to a phase with a turnaround with building 1 and 2? He's not a project planner but logically to him, if DRYM can't do all 40 but can do 12, phase it and budget it that way? Phase 1 is this; Phase 2 is this? M. Holzman agreed. T. Roberts advised that the majority of the work comes in this next this phase; once DRYM gets past the Planning Board. The questions about water line capacity, etc., are basically left to the Town Engineer. M. Holzman asked if this would then get approved to send it to MDA Engineering. Chairman Edbauer asked if DRYM is asking for the whole project to be done or phases? T. Roberts said the whole project, but if it can't be done then negotiate for phases. Chairman Edbauer noted that the Planning Board is in a pickle now; the request is to approve something that the Planning Board does not have the full scope of the project; or what the scope is. With no quorum, there could be no motion tonight anyways. T. Roberts informed M. Holzman that the Planning Board is giving DRYM information so that the next time the Board does meet that DRYM can provide whatever other information is needed by the members; the scope of the project. M. Cochran thinks DRYM should break it down into phases and get approval for each phase. M. Holzman said that that is what he would like to do. M. Cochran said that that is not what T. Roberts is saying. T. Roberts noted that this went back to Schenne and Schenne said they needed to do it all at once. M. Holzman said that they will proceed with phases; do the first phase. M. Cochran advised that this would allow the Planning Board to review the phase and Council Member Drake said that it would then allow the Town Board to send it to MDA Engineers. M. Cochran said why try to get it all approved at once when it is a multi-year project. M. Holzman said that they would like to do it in a year; M. Cochran said that they can't; there will not be sewer. T. Roberts noted that there is an option; question to MDA Engineers and Schenne; the 2" force main under Route 240 only has a capacity to put out X amount out at a time; is there a way to put a reservoir, 10,000 gallon holding tank, and drain it down if there is a high demand? A balancing tank? If this would allow the whole project to continue vs. phases. M. Holzman would like to look at the option of doing building 1 and 2 in phase one and get to the next step. T. Roberts noted that DRYM will work on the phases and asked if Chairman Edbauer also wanted the general scope of the project. Chairman Edbauer noted that there should be a scope of the project. This is what DRYM is planning on doing in phase one-buildings 1 and 2; phase two is going to be 3 and 4; whatever. An overview of the project; what DRYM's intent is. Chairman Edbauer noted that he is not even sure that the Town would approve a balancing tank; DRYM would have to do it themselves; T. Roberts agreed. Chairman Edbauer noted that the line is not big enough to go across the street. Council Member Drake noted that it doesn't have to go across the street; what's coming from Craneridge right now is there. This is coming from the other side of the hill. The Craneridge plant is on the KB side of Route 240; only about a quarter mile away from the old KB plant; separated by the creek. T. Roberts then said they need to figure out how to get more capacity across the creek then. J. Zybert commented that if DRYM is going to break the project down into either two or three phases then it would also be nice to see where the turnarounds would go during each phase. M. Holzman noted that he had these talks with John Schenne already and they understood each other that it would be done in a few phases and, if they couldn't, if there is an issue with the sewer, he would change the turnaround. M. Holzman will call Schenne tomorrow morning. The members looked at the drawing for the turnaround. Pull in and back at the angle. Chairman Edbauer asked

if DRYM would make the road the same classification? Just in case it became part of a town road. M. Holzman said yes. M. Holzman confirmed that the members wanted him to proceed with the project in phases and provide a scope of the project. Chairman Edbauer confirmed. M. Cochran noted that this is not just breaking this into four pieces; there will need to be proof of concept on each phase for the turnaround. This is what we need to get to this point. T. Roberts told M. Holzman that it could be a T turnaround or a loop for phase I. Or the option 2 could be to do the whole road. Chairman Edbauer asked if there were any other questions. There were none. He noted that there is a lot to digest on the project. M. Holzman thanked the Board for their time and left the meeting. T. Roberts asked when the next meeting is anticipated with a quorum? Chairman Edbauer said the next meeting is January 7<sup>th</sup> and it is hoped that there will be a quorum. Tonight, there were members who were sick. It will depend on when DRYM can get their drawings from Schenne. DRYM will reach out when they get the information together. Chairman Edbauer asked Council Member Drake if he had anything to add; Council Member Drake advised that it isn't like the Town is trying to hold the sewer and water out. There is an empty tank up there that the Town has had cleaned out; there is the possibility that the water might be good. The Town needs to get draws on the wells to see what they are really producing; add the tank but if the well won't fill it up, what good is the tank. He understands DRYM's view, this is a big project and they can't get going. The site is not really construction ready. Chairman Edbauer added that the infrastructure is not there; it needs to be created. The Town does not have the resources to do all this; it will go onto DRYM. M. Cochran said that even if it goes in phases doing building 1 and 2 to start, who knows what happens from there if it doesn't become cost effective? Council Member Drake noted that KB has been sold so the new owners could be putting money into their business too. Maybe the new owners will want to build something more.

ITEM #6: Code Update

Chairman Edbauer advised that since there was not a quorum tonight, there would be no discussion on the Code Update this evening. M. Cochran said that he reviewed the information Secretary Schweikert had provided and thinks the members may be able to review the sample language on loitering and proceed. J. Zybert also reviewed pre-existing/grandfathered lots; non-conforming.

ITEM #7: Comments from Town Board Liaison Drake

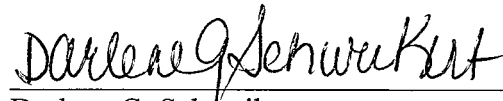
Council Member Drake had nothing to bring to the Board tonight.

ITEM #8: Business from the Members

1. Chairman Edbauer told T. Roberts that the Planning Board is trying to work with DRYM and that he personally feels that this is a good project. There needs to be discussion about who is paying for what and the requirements. T. Roberts said that DRYM will get in the requested information in hopes that the project can be sent on to MDA Engineers for them to start their work and review. The Planning Board

ITEM #8:      Motion of Adjourn

M. Cochran made the motion, seconded by J. Zybert, to adjourn the meeting at approximately 7:25 p.m. All in favor. Carried. The next regular meeting will be Tuesday, January 7, 2025.



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Darlene G. Schweikert  
Planning Board Secretary