

TOWN OF CONCORD PLANNING BOARD  
Town Hall

June 4, 2024  
7:00 p.m.

ITEM # 1:

The meeting was called to order by Acting Planning Board Chair Julie Zybert, at 7 p.m.

ITEM #2:     Roll Call

Present:

Julie Zybert, Acting Chair  
Bruce Luno  
James Jozwiak  
Ray Hilliker  
Michael Cochran  
David Dains

Also Present:

Clyde M. Drake, Town Council Liaison  
Thomas Roberts, CEO  
Eric Wiedeman, DRYM Management

Not Present:

Joseph Edbauer, Chairman

ITEM #3:     Citizen Participation

There was no one for Citizen Participation.

ITEM #4:     Approval of Minutes

a) May 7, 2024– R. Hilliker made the motion, seconded by M. Cochran, to approve the Minutes as presented. All in favor. Carried.

b) May 15, 2024 – D. Dains made the motion, seconded by M. Cochran, to approve the Minutes as presented. All in favor. Carried.

ITEM #5:     North Street Mobile Home Park Renewal

CEO Roberts has been working with the Mobile Home Park owner and gave his approval for the renewal. CEO Roberts mentioned that this section of the Code should be reviewed during the Code Update process; possibly include language that would give guidance to the CEO if the mobile home park owner doesn't address/correct the issues found by the CEO during his inspection. CEO Roberts said this year the major problem with the park is the condition of the roads: by the mailbox and a couple other locations within the park. J. Jozwiak, made the motion, seconded by R. Hilliker, to approve the North Street Mobile Home Park Renewal. All in favor. Carried.

ITEM #6: Code Update

Acting Chair Zybert advised the members that Chairman Edbauer would like to have another Code Update Work Session for next week, either June 11<sup>th</sup> or June 12<sup>th</sup>. The members scheduled the Work Session for Wednesday, June 12<sup>th</sup> from 6 p.m. to 8 p.m.

M. Cochran advised that he reviewed Section 103 Soliciting. He did a multi-code review in eCode360 and neighboring towns have the same language as in our Code. He thinks this section can just be approved the way it is, as was recommended by General Code. M. Cochran said he will do a little bit more research and bring it back to the Board.

Town Council Liaison Drake reviewed Section 134 Taxation with Sherri in the Assessor's Office. There are different rates of exemption and it just depends if you were just in service, if you got a medal, higher rank. Sherri noted that the only change since the last update was the Gold Star Parent based on the status of their son/daughter covered under the 485-a Real Property Tax Law. Town Council Liaison Drake noted that his recommendation is to keep it the same as in our current Code as was recommended by General Code.

ITEM #7: Comments from Town Board Liaison

Town Council Liaison Drake noted that the neighbors to the proposed solar project came to the last Town Board meeting and were advised to come back for the Public Hearing. The Public Hearing will be held in the Auditorium so allow for more seating. Town Council Liaison Drake noted that the neighbors are concerned about their wells. The members were confused why there would be concerns with water with solar. Assemblyman DiPietro had a Town Hall Meeting at the Concord Senior Center and discussed wind and solar energy; a lot of people were in attendance and had complaints. Town Council Liaison Drake thinks that some residents are confusing solar and wind energy. R. Hilliker asked if the Town Board has come to any agreement with RIC for any fee to manage the project. Town Council Liaison Drake said no, and that is one of the reasons the Board will not have the project on their June Town Board agenda for vote. There will just be the Public Hearing that night. R. Hilliker advised that RIC recently sold seven solar projects in New York so they build them, get tax credits and sell them off.

Acting Chair Zybert advised that even though DRYM Management is not on the Agenda, Eric Wiedeman and Thomas Roberts would like to update the members with regard to the Abbott Hill Road project.

ITEM #8: DRYM Management – Abbott Hill Road Project

Eric Wiedeman advised the Board that the SEQR is almost completed and will be forwarded to the Town Board after completion. Mr. Wiedeman would like the Planning Board to ask the Town Board to look into the KB water matter; flow rates, capacity; Town Council Liaison Drake said MDA has already been contacted. Town Council Liaison Drake advised that the water is an issue; a water meter system will need to be installed. DRYM Management would be building five townhouses with six units and then six single family homes. R. Hilliker asked how far along DRYM is on their site plan. Mr. Roberts noted that they have been meeting with John Schenne, Engineer, to do the drawings; the SEQR is being finalized. Mr. Roberts noted that they are looking into the fire hydrant requirements. Acting Chair Zybert asked if there was anything actionable for the Board tonight; there is not. DRYM was just there to update the Board.

ITEM #9: Business from the Members

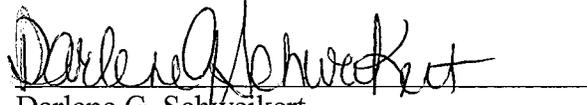
1) J. Jozwiak advised the members that he will be having surgery and will let the Board know what meetings he will be able to attend.

2) Town Council Liaison Drake advised that the Town Board is aware that CEO Roberts may be resigning from his position. The Town had tracked down a candidate who was qualified but the person now has some medical issues and the Town may not be able to count on him. Town Council Liaison Drake asked if the members hear of anyone who might be qualified to let him know.

3) Acting Chair Zybert noted that a landman from EDF stopped in to her last week dropping off a brochure. She listened to what he had to say. She questioned him about not having three phase power on Mortons Corners Road and asked if they would be doing the upgrades to the line; he was putting out feelers; doing a preliminary investigation. She'll bring the pamphlet on Wednesday. She did ask about the foundation that they install and the representative said they only go 12 feet deep. She questioned him about a 12 feet deep foundation on a 400-foot tower and then he said there are some things driven down a little bit further. R. Hilliker asked if she asked if any of her neighbors had been contacted; she had not asked.

ITEM # 10: Motion of Adjourn

M. Cochran made the motion, seconded by R. Hilliker, to adjourn the meeting at approximately 7:56 p.m. All in favor. Carried. The next regular meeting will be Tuesday, July 2, 2024. Town Council Liaison Drake and J. Zybert will not be able to attend the July meeting.

  
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Darlene G. Schweikert  
Planning Board Secretary