

TOWN OF CONCORD TOWN BOARD MEETING
Public Hearing
Craneridge Zoning Local Law #3 of 2023

July 13, 2023
6:15 p.m.

MEETING CALLED TO ORDER BY PHILIP DROZD, SUPERVISOR

ROLL CALL: PHILIP DROZD, SUPERVISOR
CLYDE M. DRAKE, COUNCIL MEMBER
KENNETH D. ZITTEL, COUNCIL MEMBER
WILLIAM F. SNYDER, III, COUNCIL MEMBER
KIMBERLY S. KRZEMIEN, COUNCIL MEMBER

ALSO PRESENT: DARLENE G. SCHWEIKERT, Town Clerk
BARRY A. EDWARDS, Hwy Supt.

GEORGE DONHAUSER
BRUCE NISBET
ED ABDO
BRIAN A. JOHNSON

STEVE RINEHART
LEE NISBET
BONNIE ABDO

Supervisor Drozd opened the Public Hearing at 6:15 p.m. regarding the proposed Local Law to Amend Local Law #3 of 1995 entitled "Code of the Town of Concord," to include specific Zoning for the Craneridge development.

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Concord will hold a Public Hearing on Thursday, July 13, 2023, at 6:15 p.m. at the Concord Town Hall, 86 Franklin Street, Springville, New York, for the proposed Local Law #3 of Year 2023, To Amend Local Law #3 of 1995 entitled "Code of the Town of Concord," to include specific Zoning for the Craneridge development. The proposed Local Law is on file in the Town Clerk's Office available during regular business hours. Any interested persons will be heard at that time.

The Notice of the Public Hearing was published in the Springville Journal on June 22, 2023 and was also posted on the Town's signboard at 86 Franklin Street, Springville, New York, and the Town's website www.townofconcordny.com on June 12, 2023. The Erie County Referral was sent to the Department of Environment & Planning on June 12, 2023 and the County responded on July 11, 2023, noting "No Recommendation; proposed action has been reviewed and determined to be of local concerns."

Supervisor Drozd began the Public Hearing by reading the proposed Local Law #3 of 2023:

§ xxx-xx The Craneridge District shall be located on the Zoning Map of the Town of Concord, other than in the legend thereto, only in areas of the Town, outside the incorporated Village of Springville.

A.

No portion of the Craneridge District shall be included on the Zoning Map of the Town of Concord for an area of less than 10 acres.

B.

No building permits for construction nor certificates of occupancy shall be issued for any permitted principal or accessory uses in the Craneridge District until the required public utilities have been installed and are in an operational condition satisfactory to the code enforcement officer or public health officials.

§ xxx-xx **Permitted principal uses and structures.**

A. Permitted principal uses shall be as follows:

Single-family detached dwelling, other than a mobile home, with no other dwelling or other principal building on the same lot.

B. Permitted accessory uses shall be as follows:

Private garages, located only to the rear of the front yard setback line.

Off-street parking spaces, including the parking of not more than two (2) commercial vehicles used by occupants of the premises.

Storage of campers, house trailers or boats owned by occupants of the premises for personal use, provided such storage is located to the rear of the setback line and does not occupy the required side yard.

§ XXX-XX Maximum height.

Maximum height requirements shall be as follows:

A.

Two and one-half stories, not to exceed 35 feet for principal buildings.

B.

One story not to exceed 15 feet for accessory structures.

§ XXX-XX Minimum ground floor area of dwelling.

Minimum ground floor area of a dwelling shall be 700 square feet.

§ XXX-XX Minimum lot width.

Minimum lot width shall be 100 feet measured at the principal building setback line.

§ XXX-XX Minimum lot area.

Minimum lot area shall be 17,000 square feet.

§ XXX-XX Front yard depth or setback.

Front yard depth or setback shall be 35 feet measured from the edge of the nearest right-of-way, regardless of whether or not said right-of-way is public or private.

§ XXX-XX Minimum depth of rear yard.

Minimum depth of rear yard shall be 35 feet measured from the rear of the principal building to the rear lot line.

§ XXX-XX Side yards.

Minimum width of side yards shall be 15 feet each.

§ XXX-XX Required yards.

Each lot shall contain one front yard, one rear yard and two side yards, one on each side of the principal building.

Supervisor Drozd then asked if anyone in attendance wished to address the Board on this matter.

The following resident spoke regarding the proposed Local Law:

Brian Johnson addressed the Board. He just recently purchased the last vacant parcel in Craneridge and had been in contact with CEO Roberts regarding zoning and what he could build on the parcel. Town Clerk Schweikert noted that over the years, the Town changed their zoning districts and the Craneridge development zone changed from AR-30 to R-24 and then in 1995 it was changed to R-1. Town Attorney Attea used the old Code language to clear up the error that happened in 1995. Since Craneridge is its own unique entity the way it was zoned historically and this Local Law will clear up the historical discrepancies. Mr. Johnson asked how this would affect his parcel since his is not one of the circular lots; he was advised to contact CEO Roberts to discuss it further. Mr. Johnson asked when this zoning change would take effect. Supervisor Drozd advised that it is on the Agenda for tonight's meeting. If adopted, the Local Law will be submitted to NYS Department of State for filing.

Supervisor Drozd asked if there were any other comments; there were none.

The Public Hearing remained opened until 6:30 p.m. Motion by Council Member Zittel, seconded by Council Member Krzemien, to close the Public Hearing at 6:30 p.m. Council Members Drake, Zittel, Snyder & Krzemien; Supervisor Drozd, voting aye. Carried.



Darlene G. Schwert

Darlene G. Schwert
Town Clerk