

TOWN OF CONCORD PLANNING BOARD
Town Hall

September 1, 2026
7:00 p.m.

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

Roll Call

Present:

Joseph Edbauer, Chairman
James Jozwiak
Julie Zybert
Guy Marlette
James Miller
Clyde M. Drake, Council Member

Also Present:

Laura Safford, Secretary
Thomas Roberts, CEO
Eric Wiedemann, CEO

Absent:

Michael Cochran
Ryan Ploetz

Approval of Minutes

a) July 7, 2026

J. Jozwiak made the motion, seconded by G. Marlette, to approve the Minutes as presented. All in favor. Carried.

Citizen Participation

There was no citizen participation.

Comments from Council Liaison Drake

Council Member Drake told the Planning Board about two hot items that are being discussed right now. They are AI and Data Centers, which the Town Board passed a moratorium on recently, and Flock cameras. Residents came to the last Town Board meeting and stated that they believed the Town was putting the cameras up, which is not true. Some of the cameras have been placed by the Sheriff's Department. Dave DiPietro told Council Member Drake that if the cameras are placed on Town roads in the right of way the Town can take them down. J. Jozwiak asked about a Flock camera on the 219 by Genesee Road. He thought there was supposed to be a camera placed there, which he cannot see. The Members discussed the use of Flock cameras.

Business from the Members

Chairman Edbauer asked the Members if they had any business to discuss. He asked if any of the Members had been able to look through the Code Book for issues.

J. Jozwiak saw signs for the motorcross, which is bigger then ever.

Secretary Safford asked G. Marlette if Michael Benson had gone to the Village Board meeting to discuss the possibly of getting water at the North Street trailer park-he did not.

CEO Widemann said that he is just waiting to see when Local Law 5 is going to be filed with the state in regards to the changes added about residential solar.

J. Miller wanted to know what going on with Frank Giordano's special use permit. The Town Board will be discussing it at the September meeting. Mr. Giordano was supposed to be planting the green barrier over the summer, but he was not able to get the greenery he wanted and the trees that he ordered need to be planted in the fall. CEO Roberts stated that at this time Mr. Giordano is not in violation of any codes.

Chairman Edbauer spoke about any changes that need to be made to the updated code book. He is going to email the Members this week and assign them different sections of the book to look over. If there are any changes that need to be made there would need to be a Public Hearing and a new Local Law specifying the changes. CEO Roberts asked if the Members had any ideas about how to clarify the section of the code that concerns signs, and there was discussion in regards to that. There are several businesses in Town that have various signs that are pre-existing non-conforming, but CEO Robert's would like the code to be clearer on this matter.

Chairman Edbauer attended a meeting for his job that discussed ground water, and he spoke to the EPA while he was there. He reached out to the NYS DEC and was told that the Village of Springville was the only permit in the Town of Concord to extract water. The town is experiencing more development and we need to be looking out for the taxpayers to do as much as we can to keep a supply of water for household activities, and there should be more regulations on the commercial extraction of water. The DEC informed him that the Town should be looking at this in the future. Mayer Brothers is doing this in three spots right now-Sharp Street, Route 39 and Middle Road. J. Miller believes that the owner of one of the properties is getting paid for the water that is extracted. Chairman Edbauer asked for sample laws to be sent to him that other towns use, and he will share them with the Members when he receives them.

CEO Roberts informed the Members that NOCO is looking to put in an EV charging station at Kissing Bridge. There is not a clear guide to this in the operating permit section of the code, so he is going to speak to the Town Board at the September meeting about a resolution and fee schedule for charging stations. CEO Roberts and Widemann are going to check to see what other towns are doing in regards to this matter.

CEO Roberts also let the Members know that Richard Perkins has sold the mobile home park on Middle Road.

J. Jozwiak brought up the battery storage facility that is being discussed in Sardinia. The code enforcement officers asked if our Town would be involved in this matter because our fire company would get called if there is a fire at the new facility. Council Member Drake stated that Concord is not involved in this matter. The Members discussed what might be needed by a fire department if there was a fire at a battery storage facility.

Motion to Adjourn

J. Jozwiak made the motion, seconded by J. Zybert, to adjourn the meeting at 7:51 p.m. All in favor. Carried. The next meeting will be Tuesday, October 6, 2026.

Laura Safford
Planning Board Secretary