

TOWN OF CONCORD PLANNING BOARD
Town Hall

January 6, 2026
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
James Jozwiak
Michael Cochran
Guy Marlette
Julie Zybert
James Miller
Ryan Ploetz

Also Present:

Laura Safford, Secretary
Clyde M. Drake, Town Council Liaison
Thomas Roberts, CEO
Kevin Manchester, Building Safety Inspector
Ken Kassel, Council Member
Frank Giordano
Daniel Jammal
Naim Dauli

ITEM #3: Frank Giordano – 11998 Trevett Road, Special Use Permit

Chairman Edbauer said that there has been some back and forth about the site plan sketch that Mr. Giordano submitted. There was only one dimension on it. Mr. Giordano stated that there is three feet of snow on the ground. Chairman Edbauer told him that the Board is looking for some dimensions so that they can understand where the operation is happening. Mr. Giordano said that the Board previously asked him to do a legal description and he paid to have it done so that he could have his property zoned commercial. M. Cochran replied that the Board did not recommend any rezoning, and Council Member Drake added that the Town Board did not approve a vote to rezone the property. Mr. Giordano said that there were four members that had him come in and have that done, and he did it. He was told that it was going to go through, and then he got a letter saying that it didn't. He said that was a surprise to him. M. Cochran asked who the Board members were that asked him to do that, and Mr. Giordano would not give names. J. Miller said that they would find out who it was and discuss this matter with them. Mr. Giordano added that he has done everything that anyone has ever asked him to do every single time. Chairman Edbauer reiterated that at the last meeting they asked him for a drawing with dimensions on it. J. Miller said that a site plan would be perfect, and J. Jozwiak and M. Cochran agreed. Mr. Giordano thought that he had already submitted one. M. Cochran told Mr. Giordano that the Planning Board needs to know where everything is sitting on the property, what the setbacks are, what part of the property he wants to use, is he planning on expanding at any point. J. Jozwiak told Mr. Giordano that he needs to plot out his property. No one on the Board is saying no to him at this time, except for on the rezoning matter. Mr. Giordano questioned how he was going to get those dimensions when there is that much snow. J. Jozwiak stated that if he

has the original survey of his property, he could do what they ask. Mr. Giordano believes that he has already done a site plan, but the Board has not received the information they are requesting. Mr. Giordano does not know where the Board wants the setbacks for the berm. M. Cochran and J. Miller said the setback for the berm needs to be 83 feet.

Chairman Edbauer explained that the Board needs to know where on the property the buildings and driveways are located, so that they can start working together and move forward and figure out where the berms are going to go, and if there are going to be any other stipulations. G. Marlette wondered if a SUP could be issued while Mr. Giordano has a zoning violation at this time for his salt barn. CEO Roberts added that he has not had any discussions with Mr. Giordano about talking to the ZBA in regards to the salt barn. CEO Manchester has issued a citation to Mr. Giordano because he has not moved his salt barn. CEO Roberts explained to Mr. Giordano how to file for a ZBA. Mr. Giordano stated that at this time he will draw a site plan and include the salt barn at its current location, and if the ZBA doesn't approve him he will move it. The Board then discussed the berm with Mr. Giordano. Secretary Safford gave Mr. Giordano a copy of the survey of his property that she had in the file so that he could use it to help him draw a more accurate site plan. Mr. Giordano indicated that he would be going to the Town Clerk's office on Wednesday to fill out an application for the ZBA.

ITEM #4: Daniel Jammal – 10100 South Hill Road, Special Use Permit

Mr. Jammal would like to put a 400 square foot cabin on his property at 10100 South Hill Rd. so that his family can use it seasonally when they come to ski at Kissing Bridge. It is set approximately 500 feet from the road. Power is not installed currently, and the septic will be dug when the weather permits. The plans for the septic have been approved. J. Miller asked him how much land he owns. The cabin is prefabricated, and he has already obtained a building permit from the CEO. It is not meant for permanent installation, and is considered a park model. J. Zybert asked Mr. Jammal how many feet from the road the structure will be placed. Secretary Safford indicated that Erie County Division of Planning had no concerns with the project. M. Cochran stated he also did not have concerns. G. Marlette made the motion, seconded by J. Jozwiak, to approve the Special Use Permit. All in favor. Carried.

ITEM #5: Isabelle Schmitt-5623 South Feddick Rd., Special Use Permit Tier 2 Solar

Ms. Schmitt did not attend the meeting. CEO Roberts believes that she no longer wants to have this installed, as she was looking to have it done before the end of 2025 to receive tax credits. G. Marlette made the motion, seconded by J. Jozwiak to table this matter at this time. All in favor. Carried.

ITEM #6: Approval of Minutes

a) December 2, 2025

G. Marlette made the motion, seconded by M. Cochran, to approve the

Minutes as presented. All in favor. Carried.

ITEM #7: Comments from Town Board Liaison Drake

Council Member Drake stated that at the Town Board meeting last month Council Member Kassel told the Board that he was asked by the Planning Board to go and see Mr. Giordano. Council Member Kassel went and spent two hours at Mr. Giordano's property. Former Secretary Schweikert informed the Town Board that she did not recall the Planning Board asking Council Member Kassel to do that during the official meeting, and Chairman Edbauer replied that the Board did not ask him to do that. It was determined that a few of the Members spoke to Council Member Kassel at the end of the meeting, not during the official meeting, so it was not an official request. Council Member Kassel said that Mr. Giordano is willing to do whatever it takes to get it done, but he is being told several different things. Council Member Drake stated that it is not the Town Board's position to come in and tell the Planning Board what to do. He is there to be a liaison back and forth between the two Board's. G. Marlette said that he specifically asked Council Member Kassel to speak to Mr. Giordano in regards to the salt barn, because he had some questions about it. Chairman Edbauer asked Council Member Drake if there were any updates in regards to the RIC energy, and he told them where the project stands right now.

ITEM #8: Business from the Members

J. Zybert brought up the article that she found about the Chautauqua County Solar. J. Miller spoke about the webinar that is going on right now for SEQR. No one else had any new business.

ITEM #9: Motion of Adjourn

M. Cochran made the motion, seconded by G. Marlette to adjourn the meeting at approximately 7:35 p.m. All in favor. Carried. The next meeting will be Tuesday, February 3, 2026 starting at 7 p.m.

Laura Safford
Planning Board Secretary