

TOWN OF CONCORD TOWN BOARD MEETING
Public Hearing

February 4, 2026
8:00 a.m.

MEETING CALLED TO ORDER BY PHILIP DROZD, SUPERVISOR

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

ABSENT: KENNETH KASSEL, COUNCIL MEMBER

ALSO PRESENT: LAURA SAFFORD, Town Clerk
LARRY HEIM, Hwy Supt.
SHIRLEY BENNETT

Supervisor Drozd opened the Public Hearing at 8:02 A.M. regarding the Special Use Permit for Daniel Jammal, at 10100 South Hill Rd., Town of Concord.

TOWN OF CONCORD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Concord, will be holding a Public Hearing on Wednesday, February 4, 2026, at 8a.m. at the Concord Town Hall, 86 Franklin Street, Springville, New York, to consider the application of Daniel Jammal, JREJ, LLC The property is located at 10100 South Hill Road, Town of Concord, New York (SBL#275.00-1-3.1) to obtain a Special Use Permit under Section 150-47 (A)(14)(d) for the purpose of a seasonal cottage/cabin for use of the owner thereof or rented to others at this location.

All interested parties will be heard at that time.

Shirley Bennet, who owns property at 10043 South Hill Road, Town of Concord addressed the Board. She had spoken previously to Town Clerk Safford in regards to this Special Use Permit. Ms. Bennett read the following statement on behalf of her and her brother Leslie Stoklosa, who owns the property with her. "We are requesting the removal of the wording "rented to others at this location". They are worried that the wording of the code would allow for both long- and short-term rentals at 10100 South Hill Road, and they believe that rentals are not in keeping with the quiet, rural character of the neighborhood. They have proven to be detrimental to both the property and persons in the neighborhood. Short term rentals have created numerous issues in Buffalo, Amherst and other areas of WNY. They create a transient neighborhood, cause property values to drop and become an issue of safety for renters, neighbors and first responders. Thank you for your consideration."

Supervisor Drozd asked Ms. Bennet if there are currently any rentals up there right now, and she said yes there are, on Abbott Hill, towards Kissing Bridge. She stated that they are long- and short-term rentals. Ms. Bennet believes that people do not know that when they go to short term rentals it is very difficult to stop it. It is very rural on their road, with large tracts of land. Ms. Bennet's concern with the Special Use Permit is that even if Mr. Jammal is not interested in renting out his cabin at this time, later down the road he can change his mind and rent it out based on the wordage in the code. Supervisor Drozd believes that there would be a very limited market to rent out a building of this size (400 square feet). Council Member Zittel said that he advised the Planning Board that they should look into any small short-term rentals in our area, to make sure that no one is living there that should not be. Ms. Bennet was wondering if the neighbors would be notified of the size of the seasonal cabin that Mr. Jammal would like to place on the property, or any future

work he does there. Town Clerk Safford let her know that neighbors are not notified when building permits are obtained for work being done to a property. Ms. Bennet left the meeting at 8:12 a.m.

The Public Hearing remained opened until 8:17 a.m. Motion by Council Member Drake, seconded by Council Member Zittel, to close the Public Hearing at 8:17 a.m. Council Members Drake, Zittel, & Krzemien; Supervisor Drozd, voting aye. Carried.

Laura Safford
Town Clerk