

TOWN OF CONCORD PLANNING BOARD  
Town Hall

February 3, 2026  
7:00 p.m.

**ITEM # 1:**

The meeting was called to order by Acting Board Chairperson Julie Zybert, at 7:00 p.m.

**ITEM #2: Roll Call**

**Present:**

Julie Zybert, Acting Chairperson  
Michael Cochran  
James Miller  
James Jozwiak  
Ryan Ploetz

**Also Present:**

Laura Safford, Secretary  
Clyde M. Drake, Town Council Liaison  
Thomas Roberts, CEO  
Kevin Manchester, CEO  
Frank Giordano

**Absent:**

Joseph Edbauer  
Guy Marlette

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

Acting Chairperson Zybert made sure that the Board all had a copy of the map that Frank Giordano sent for them. J. Jozwiak said that the measurements were on there, and M. Cochran agreed that it was what the Board was looking for. He said that he thought that the Board was still waiting to see what needs to be done with the issues that are existing with the salt barn that F. Giordano put up on his property. CEO T. Roberts said that was now an issue with the court, and that the Board could make a decision without the salt barn issue being resolved with the courts. M. Cochran thinks that the Board is unable to make any decisions until the court matter is resolved. Acting Chairperson Zybert agreed with M. Cochran. J. Miller asked F. Giordano for clarification on dimensions on the drawing that he sent. The Board discussed different measurements and locations of items on the property, and then they were trying to figure out where a berm needed to be added. Acting Chairperson Zybert asked Mr. Giordano if he wanted the Special Use Permit to designate what perimeter he would be able to operate his business on, and he said that he sent in a drawing previously that indicates where he would like his business operations to be. Secretary Safford located this drawing and gave copies to the Board members to look at. M. Cochran wanted to know if F. Giordano was planning to expand in the future, and how big of a space on the land he would like to use-he currently does not have any plans to expand. J. Miller feels that if the Board is going to give Mr. Giordano specific guidelines to follow with this Special Use Permit, they need to give him a deadline to make sure that what is being asked of him is taken care of. During the discussion of the location of the salt barn CEO Roberts asked if the front of his F. Giordano's house is on Trevett Rd.-it is. Since it is, the salt barn is located on a side property line. That makes

the salt barn in a legal location, which would make the court case be dismissed. It may need to be moved 2 feet off of the road. All of the dimensions that Mr. Giordano put on the site map are off of the white line on the road. J. Miller asked if there was an address on Genesee Road-no. Acting Chairperson Zybert stated that the area that F. Giordano is asking for the Special Use Permit is located on the west end of the property 515 by 215 feet. Since the Board wants to have a driveway put on the property from Trevett Road, the numbers would change. Because of the concerns with traffic, the Board had previously discussed adding that entry way on Trevett Road. J. Jozwiak stated that with the site plan that F. Giordano provided the Board now has the measurements that they were looking for. CEO Roberts recommended putting a time frame on when the requirements the Board is asking for should be in progress, and the Board can check in the future that they are being taken care of. Council Member Drake asked if the floor of the salt barn is concrete-no, it is blacktop. There was then discussion in regards to the berm that the Board was asking him to place, and F. Giordano asked if it could be a green barrier instead of a berm. The Board was in agreement with that, and they will review the property and discuss the progress being made at the August 2026 meeting. There was then discussion about where exactly the fast-growing green screen needs to be placed, and how much time should be given for this to be done.

J. Jozwiak made the motion, seconded by M. Cochran, to approve the Special Use Permit with the following conditions: The Special Use Permit will be for the section of the property that is on the west end of the property, approximately 515 by 215 feet, which is per the sketch on file that was submitted by F. Giordano in September 2025. There will be a driveway connecting Genesee Rd. to the existing Trevett Rd. driveway. There will also be a barrier installed of fast-growing green screen from the west end of the garage, beyond the salt barn, extending North for 50 feet past the Northwest corner of the salt barn. The Planning Board will be reviewing this matter at the August 2026 meeting to make sure that Mr. Giordano is working on complying with these requests. This Special Use Permit shall only be for Frank Giordano, and if he sells or transfers this property or his business (Giordano's Excavation) to another party it shall immediately become null and void. J. Zybert was in favor, and J. Miller voted nay. Carried.

J. Miller was considering asking for an Executive Session before the Board voted, because the area where F. Giordano is planning on installing the new driveway is full of snow right now that he is bringing in from off site. He is not sure if it is legal to bring that amount of snow to the property, but Council Member Drake said that the snow is a matter for the DEC. It doesn't have anything to do with the Planning Board.

**ITEM #4: Approval of Minutes**

a) January 6, 2026

J. Jozwiak made the motion, seconded by J. Jozwiak, to approve the January 6<sup>th</sup> meeting minutes. All in favor. Carried.

**ITEM #5: Citizens Participation**

There was no citizen participation.

**ITEM #6: Mining Permits**

- a) McEwan
- b) Cold Spring-Sharp Street Pit
- c) Gernatt Pits: Middle Road-Vaughn/Gentner; Zylinski Clay Mine; Waterman Pit; Wendel Pit.
- d) D&H Materials, Inc.
- e) Star Lake Construction, LLC (formerly Triple R)

Acting Chairperson Zybert asked if there were any questions or comments regarding the Mining Permits (a-e above). J. Jozwiak made the motion, seconded by J. Miller, to recommend that the Town Board approve the renewal of the mining permits, a-e, as presented. All in favor. Carried.

**ITEM #7: Junkyard Permits**

- a) Jordan's Salvage
- b) Southern Tier Auto Center Inc.
- c) Arthur P. King
- d) Ronald Miller

M. Cochran made the motion, seconded by J. Miller, to recommend that the Town Board approve the renewal of the junkyard permits, a-d above. All in favor. Carried.

**ITEM #9: Mobile Home Parks**

- a) Richard Perkins Mobile Home Permit
- b) Springville Mobile Home Park LLC Permit

The Members reviewed the renewals of the Mobile Home Parks; CEO Roberts has not been able to inspect the properties yet this year. M. Cochran made the motion, seconded by J. Jozwiak, to table the Mobile Home Park renewals until CEO Roberts has completed his inspection and can provide the members with a report. All in favor. Carried.

**ITEM #10: Comments from Town Board Liason**

At the last meeting G. Marlette was inquiring if the Town needed to have another Public Hearing in regards to the ongoing solar project, and after consulting with the Town Attorney it was decided that no Public Hearing is necessary. The next vote that the Town Board takes will be yay or nay for the project.

**ITEM #11: Business from the Members**

M. Cochran asked if the Board had received an email from ECode with a list of all of the changes that were made from the old code to the new. No one else received that email, so he will forward it to the rest of the Members. ECode 360 also sent out an email about trending legislation, agricultural preservation, and there was a blog about how to preserve farming.

CEO Roberts found some discrepancies with the new code book, and Secretary Safford is going to be conferring with previous Secretary Schweikert to check into this. Any changes that need to be made to the new code book will need to be made by Local Law by the Town Board. CEO Roberts is wondering about automatic rezoning after a mine closes. Joe McCarthy is refusing to rezone his property since his mine is no longer active. Council Member Drake thought that this matter had already been researched, and it was discovered that State law said that it automatically rezones after a mine is closed. CEO Roberts believes that the Town needs to take the steps to rezone, and he needs to speak with Town Attorney Attea. CEO Roberts has also been in touch with Ethan Waterman in regards to installing a new sign at his business on Vaughn Street. The Board discussed what the code would allow for adding a second sign. The way the code reads is that he would need to go before the ZBA to add an additional sign.

**ITEM #12: Motion of Adjourn**

M. Cochran made the motion, seconded by J. Jozwiak, to adjourn the meeting at approximately 8:12 p.m. All in favor. Carried. The next meeting will be Tuesday, March 3, 2026.

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Laura Safford  
Planning Board Secretary