TOWN OF CONCORD PLANNING BOARD — November 3, 2026
Town Hall — 7:00 p.m.

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

Roll Call

Present:	**Also Present:**
Joseph Edbauer	
Julie Zybert,	Laura Safford, Secretary
James Jozwiak	Clyde M. Drake, Council Member
Ryan Ploetz	Eric Wiedemann, CEO
Michael Cochran	Patrick Bishop
Guy Marlette	
James Miller	

Approval of Minutes

a) October 6, 2026

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

AMVETS Post 219- Special Use Permit (sign for parking lot)

Chairman Edbauer looked over the drawings that were provided and the zoning in this area only allows 32 square feet for a sign, which would be 4x8. The AMVETS would like a 5x8 sign. The Members discussed the current sign, and were trying to figure out how the lines in the new sign could be a different size to make it fit into the 4x8 guidelines. G. Marlette asked what the zoning is on the parcel- residential/agricultural. Mr. Bishop wondered why a special use permit is needed if the code states that there can be a 4x8 sign in the parking lot. G. Marlette explained that since the parcel is located in a residential area, no sign is allowed. The Special Use Permit will allow the sign, and will allow the sign to be 5x8, but the permit will only apply to the AMVETS. If anyone else purchases the building the permit will no longer be valid. G. Marlette made a motion to approve the Special Use Permit request for a 5x8 sign, and J. Jozwiak seconded the motion. All in favor. Carried

Citizen Participation

There was none.

Comments from Council Liaison Drake

C. Drake informed the Members that there is not a lot going on currently. The Town is having trouble in Crane Ridge with the DEC. The DEC is not giving the Town the information needed, and then they fined the Town in regards to the discharge levels in the creek. Town Atty Attea and Supervisor Drozd spoke at length with the DEC and their lawyers and the fine was reduced. The Town Board Members will be voting on the 2027 Budget at the next meeting. Chairman Edbauer asked if there was anything going on with the RIC Energy solar project-at this time the paperwork is being finalized. The land has been cleared.

Business from the Members

J. Zybert is surprised that the Baptist church is for sale. There has not been a Special Use Permit filed by the possible purchaser of the building.

G. Marlette received a phone call from Ethan Waterman in regards to a new sign. He met the code enforcement officers at the site, and was given pictures of what Mr. Waterman would like his new sign to look like. Instead of multiple ground signs on the property he would like to have a ground sign with individual panels for each business. G. Marlette believes that pole signs should only be allowed in C1 and C2 areas. The current code only allows 20 square feet of face for ground signs. In C1 and C2 ground signs can have 180 square feet, which is probably too much in this area. Maybe the height in this area should only be 20 feet versus 40, and limit the width to around 15 feet so it is not too long, and then limit each panel to probably 15 or 20 square feet per panel with a maximum coverage of around 100 square feet based on the height. Mr. Waterman was looking at filling out a Special Use Permit and coming to the Planning Board meeting in December, but G. Marlette thinks that it would be better to change the sign section of the code. He believes changing the code will resolve the issues with the signs at Wendel's and Waterman's. The Members like the drawings that were provided by Mr. Waterman. They then discussed section 150-134 B2 of the code, since the Members were interpreting it in different ways. The property in question is zoned as C2. G. Marlette also feels that there should be height restrictions on ground signs.

R. Ploetz was a fireman's meeting, and there were questions brought up there about house numbers, especially in Crane Ridge. He asked if the Town was working on a grant for this, and the answer is no. The fire department has paper maps for Crane Ridge, but it is very easy to get lost in the development. House numbers are required to be displayed at the road according to the code, but not every residence has them. C. Drake stated that there is new leadership in Crane Ridge, and now may be a good time for the fire departments to ask about getting the numbers placed for each house.

Chairman Edbauer asked C. Drake if there were any new developments on the solar laws. C. Drake let him know that it is being worked on by the Town Attorney. The Town has a moratorium until December of this year, and may need to have it extended.

Secretary Safford let the Members know that she looked up the Special Use Permit for the Zoar Motocross, and did not see any restrictions on racing. There was discussion about this last month. M. Cochran and J. Zybert recall that when the permit was issued the Members did not want there to be any races at the event. The only

requirement listed on the permit is that the event coordinator needs to give the Town proof of insurance yearly before the event. The Town Clerk's office and the CEO did not receive that this year. The CEO will be sending a letter letting the coordinator know that the insurance needs to be provided before next year's event. The Hoogarosa event coordinator is also supposed to be providing insurance before their event and has not in several years, so they will be getting a letter. G. Marlette was wondering if this is a CEO issue- it is because their department collects insurance for the Town. The CEO will be collecting the insurance for both events.

Motion of Adjourn

J. Jozwiak made the motion, seconded by J. Zybert to adjourn the meeting at approximately 7:48 p.m. All in favor. Carried. The next meeting will be Tuesday, December 1, 2026.

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Laura Safford
Acting Planning Board Secretary