

Town of Boston
Planning Board 2025-04-08
Meeting minutes - Draft

Attendees: Dr. Paul Ziarnowski, Dr. Jim Liegl, David Stringfellow, Gary Stisser, Elizabeth Schutt,

Absent: Jay Jackson, Jessica Yuhas, Anthony Braunscheidel, Town Liaison Jennifer Lucachik, Attorney Ryan McCann

1. CALL MEETING TO ORDER

Meeting called to order by 735pm

2. OLD BUSINESS:

- a. Public Hearing: Alliance Homes requesting concept review of a proposed nine lot subdivision to be located on vacant land on Zimmerman Road (SBL#211.03-3-12)

ATTORNEY SEAN HOPKINS: Good evening members of the Planning Board. Sean Hopkins on behalf of the applicant AR Holdings which is Alliance Homes. We're here this evening in connection with a request for preliminary plot approval for the proposed subdivision to be located on properties known as Zero Zimmerman Road. I think we all know where it is. Just to acclimate everyone, here is Heinrich Road (referenced map), basically, what we're showing is frontage lots only. It is properly zoned. It is important to note this will trigger the need to comply with the State Environmental Quality Review Act. I did speak with Sarah DesJardins today and advised her that we'll have the EAF to her by the end of the week. As you know, once that is filed, if this board chooses to conduct a coordinated environmental review pursuant to SEQR, it will go out to a series of involved and interested agencies for a 30-day comment period. Other than that, there is no infrastructure proposed. Meaning, there is no sanitary sewer system on site, water system on site, this is exclusively frontage lots. So, I think it's very straight forward in terms, obviously, this is a public hearing. If there's any concerns by any of the members of the Planning Board or any interested members of the public that are here this evening, I'd be more than happy to write more detail.

MR. ZIARNOWSKI: Thank you Sean. That's pretty much the basic plan that Mr. Romanowski talked about. Sarah said that the sketch drawing would not suffice for us to vote on.

MR. HOPKINS: You can't vote yet anyway.

MR. ZIARNOWSKI: I know that but what I'm saying is she (Sarah) wants a detailed drawing that you normally do, not like the Town of Hamburg will accept. RESPONSE: Right.

MR. HOPKINS: We do need to do engineered plans still because there is some on-site improvements. We have to show topographic information, etc. What we didn't want to do is pull the trigger on that until you felt comfortable, generally speaking, that the layout looks acceptable. Again, we don't want to go to engineering twice.

MR. ZIARNOWSKI: I think speaking for myself, the rest of the board can speak, but we've established that it's basically nothing complicated and rather a slam dunk project. So, as soon as the appropriate paperwork is in, we're ready to go. Anybody else have anything? Members of the audience? Come on up and take a look at the plans.

MARYLOU ZEISS: 8691 Park Drive. Where is the school in relation to this? (Mr. Hopkins showed resident on the map)

MR. ZIARNOWSKI: The reason there's no road in there is because there's wetlands and it's hard to negotiate.

MR. HOPKINS: If there were wetlands, we could go back here but everything was from here forward (referenced map).

MS. ZEISS: That's the school's trail.

MR. ZIARNOWSKI: Is that trail going to be preserved? I talked to Andy (Romanowski).

MR. HOPKINS: As far as I know.

MR. ZIARNOWSKI: He's got that one lot that overlaps that trail, I believe.

MR. HOPKINS: Lot 1

MR. ZIARNOWSKI: If you could just move the line.

MR. HOPKINS: He may just end up adjusting that.

MR. ZIARNOWSKI: That would be great. The other thing we talked to him about, again you know, the lighting. Because these are not speculative but on-demand houses, he would try to sway his customers in that direction. We cannot demand it, it's not in our code, but still light trespasses in our code. That's something that we're concerned about and he said he would definitely look into that. What else? Anybody else?

MR. HOPKINS: What I would suggest, just based on the chairman's comments, is we have a cutoff. I think that drawing is wrong from the creek because I walked that the other day and that creek actually cuts down right toward that house. (referenced the map).

MR. HOPKINS: I will ask Chris.

MR. ZIARNOWSKI: Tell him to take a look at that. RESPONSE: We will. ZIARNOWSKI: So, get Sarah all the paperwork, we are going to leave this public hearing open. We had nothing, no letters, no complaints:

BOARD CLERK: Nothing received

MS. ZEISS: I'm just questioning why there's such a difference in size. That one lot is huge from the last one.

MR. HOPKINS: Each of the lots have to meet the required frontage. That's why. All of them have to have the required frontage. It's an irregular shaped parcel.

MR. ZIARNOWSKI: Because of the triangle at the end, it's the tiniest one but it still meets code because all you need is half of an acre.

MR. HOPKINS: Yes, but each have to have 100-foot frontage and they do.

MR. ZIARNOWSKI: Until we get the paperwork and the coordinating review, we'll leave this public hearing open. We don't have anything to really comment on now, but we wanted to get it going. Andy is ready to go. We don't know what's going to be done by this point.

MR. HOPKINS: Ultimately, we're going to end up most likely having to purchase this property before we're done with the approval process, which is fine, as long as we're on the right path.

MR. ZIARNOWSKI: Thanks for coming out. The public hearing remains open.

3. NEW BUSINESS

MR. ZIARNOWSKI: Talked about if there's a missing regular board member and we have to replace them with an alternate, it has to be in the minutes. Letter made up for the Town Hall meeting for consideration for Jessica Yuhas as a full-time voting member. I need a motion to appoint Jessica Yuhas as a full voting member of the board in place of Arlene Weiss, who is ill. She (Arlene) called and asked me to run interference. Board Clerk doing paperwork to relieve her from her duties and appoint Jessica.

Motion made to appoint Jessica Yuhas by: Mr. Stringfellow

2nd by: Mr. Stisser

ROLL CALL

Mr. Stisser - Yes

Ms. Schutt - Yes

Mr. Stringfellow - Yes

Mr. Liegl - Yes

Mr. Ziarnowski - Yes

MOTION PASSED/APPROVED

4. APPROVAL OF MINUTES

December meeting minutes

MR. ZIARNOWSKI: The board meeting of 12/10 – any additions, deletions or corrections?

Motion made to accept the minutes by: Mr. Stisser

2nd by: Mr. Liegl

ALL IN FAVOR - unanimous

March meeting minutes

MR. ZIARNOWSKI: Meeting of 3.11 – any corrections, editions or deletions? Motion for the minutes?

Motion made to accept the minutes by: Ms. Schutt

2nd by: Mr. Liegl

ALL IN FAVOR – unanimous

5. REPORTS

- a. Planning Consultant/Ms. DesJardins – Not Present
- b. Town Attorney/Ryan McCann – Not present
- c. Town Board Liaison/Ms. Lucachik – Not Present
- d. Board Clerk – Appoint Jessica as full member since Arlene is resigning

6. MOTION TO ADJOURN

Motion made to adjourn the meeting by: Mr. Stringfellow

2nd by: Mr. Stisser

All in Favor – YES. None opposed.

APPROVED

Closed at 7:43pm