



TOWN OF BOSTON

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KELLY A. VACCO
Town Justice

RYAN MCCANN
Town Attorney

KYLE CALABRESE
Prosecutor

Thelma Hornberger
Assessor

Thomas Murphy
Code Enforcement Officer

TO: Planning Board
Town Clerk
Code Enforcement Officers

Town Supervisor
Highway Superintendent
Town Assessor

Town Board Members
Town Attorney
Planning Consultant

AGENDA

PLANNING BOARD MEETING

April 8, 2025 at 7:30pm

Town Hall – Court Room

- 1) Call Meeting to Order – 7:30PM
- 2) Old Business
 - a. Public hearing - 7:30 PM, Alliance Homes requesting Preliminary Plat Approval of a nine-lot subdivision to be located on vacant land on Zimmerman Road (SBL#211.03-3-12)
- 3) New Business
 - a. None
- 4) Approval of Minutes
 - a. December meeting minutes
 - b. March meeting minutes
- 5) Reports
 - a. Planning Consultant
 - b. Town Attorney
 - c. Town Board Liaison
 - d. Board Clerk
- 6) Motion to adjourn

TOWN HALL
(716) 941-6113
Fax (716) 941-6116

TOWN SUPERVISOR
(716) 941-6518
Fax (716) 941-9264

TOWN COURT
(716) 941-6115
Fax (716) 941-5169

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Planning Board 2024-12-10 - DRAFT
Meeting minutes

Attendees: Dr. Paul Ziarnowski, Dr. Jim Liegl, David Stringfellow, Jay Jackson, Jessica Yuhas

Absent: Arlene Weiss, Elizabeth Schutt, Gary Stisser, Anthony Braunscheidel, Planning Board Consultant Sarah DesJardins, Town Liaison Jennifer Lucachik

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

3. OLD BUSINESS:

- a. Public Hearing for Christopher and Leah Weitig - Requesting Preliminary Plat Approval of a 2-lot minor subdivision to be located at 8046 Lower East Hill Rd.
- b. Public Hearing for Simmeth - 8010 Boston State Road – Requesting Preliminary Plat Approval of a 2-lot minor subdivision to be located at 8010 Boston State Road (SBL 226.02-5-44).

4. NEW BUSINESS

none

MR. ZIARNOWSKI: At 7:32pm the meeting of the town of Boston Planning Board for December 10th is now in session. The first order of business is, we have to do public hearings right away, Jennifer (Board Clerk), on the order of business. So, the public hearing just automatically goes first.

We have a public hearing for Christopher Weitig requesting preliminary plot approval of a two-lot major subdivision, located at 8046 Lower East Hill Road. I need a motion to open the public hearing.

MR. LIEGL: Is that major or minor?

MR. ZIARNOWSKI: Minor.

MR. STRINGFELLOW: Move to open.

SECOND by MS. YUHAS

All in Favor. RESPONSE BY ALL: Yes.

MR. ZIARNOWSKI: All right. Public hearing is now open. Did we get any correspondence, pro or con for the subdivision? RESPONSE from Board Clerk: We did not.

MR. ZIARNOWSKI: Pat, do you have anything to say?

PAT: No. It's a simple two-lot subdivision. The existing lot is approximately 28 acres. The subdivision will be a three-acre lot.

MR. ZIARNOWSKI: Yep. We looked at that last time and there was no problem with us. Okay. I need a motion then to close the public hearing.

MR. LIEGL: I'll make a motion.

SECOND by MR. JACKSON

All in favor. RESPONSE BY ALL: Yes.

MR. ZIARNOWSKI: The public hearing is now closed. Okay, now I need a motion to accept the SEQR. It's a negative declaration. Just a simple minor subdivision. Can I have a motion?

MR. LIEGL: I'll make a motion

SECOND by MR. STISSER

All in favor. RESPONSE BY ALL: Yes.

MR. ZIARNOWSKI: Now we need a motion to accept the subdivision.

MR. STRINGFELLOW: I'll make a motion.

SECOND by MS. YUHAS

All in favor. RESPONSE BY ALL: Yes.

MR. ZIARNOWSKI: You're all set guys.

BOARD CLERK: I will email you a letter that you've been approved by the Planning Board.

MR. ZIARNOWSKI: There's nothing further you have to do. You don't need the town board's approval. As soon as the letter comes, you're ready to go.

BOARD CLERK: It will be done tonight.

PAT: Thank you.

MR. ZIARNOWSKI: You're with Carmina Woods, right? RESPONSE: Yes.

MR. ZIARNOWSKI: Tell Chris we're really, I mean, I'm speaking for myself right now but maybe the other board members want to chip in as far as the Tim Horton's. It came out, I thought, it came out a lot nicer on the ground than actually it was going to be on paper. The flow of traffic, when he came in with his first board, he had arrows going everywhere but he actually did a nice job.

PAT: It looks nice.

MR. ZIARNOWSKI: Tell him Ziarnowski said I think it's a nice thing, anyway.

PAT: I appreciate that.

MR. ZIARNOWSKI: The other thing is tell him, and I don't know what input he has, but to keep his finger on those guys on Deanna Drive.

PAT: We're doing everything we can.

MR. ZIARNOWSKI: They signed off on a bunch of things. They did their show house today and one of the things we signed off on, because it is a cluster subdivision, because the houses are going to be so close together and because people on Boston State Rd and Deanna Drive have not seen lights back there for 50 years, they agreed, Sean Hopkins and Wetzel, as one of the conditions, agreed to dark sky shielded lighting. Go drive by tonight and take a look. You can see it from the road, you can see it from across Deanna Drive, you can see it from everywhere. I think Murf/CEO was on it. It's not you guys. I mean, you can only do so much. It almost seems like you need somebody on the ground 24/7 to keep an eye on those guys. One of the things I'm sad that we didn't do on this, while we're at it, was a performance bond. I don't know why we didn't because the performance bond would have been the way to go. We still have clout with the fact that they need the CEO's for all those things. It's not going to happen. I know it's not your job to watch those guys, but we appreciate all you have done to get it that far.

PAT: Yeah. We work with everyone and we're kind of the middleman of everyone.

MR. ZIARNOWSKI: I don't know if it got lost in the shift from Wetzel to Ryan or what the deal was there but thank you and tell Chris thank you.

PAT: Thank you.

MR. ZIARNOWSKI: All right I appreciate it. Well nice seeing you Pat, have a good night.

BOARD CLERK: Just for the record, can you state your name for the record?

PAT: Oh sorry. Pat Sheedy Carmina Wood Design, project engineer, for 8046 Lower East Hill Road, subdivision. Thank you.

MR. ZIARNOWSKI: The next order of business is Simmeth 8010 Boston State Road preliminary plot approval for a two-lot minor subdivision to be located at 8010 Boston State Road. I need to open a public hearing. Can I have a motion.

MR. LIGEL: I'll make a second all in favor.

SECOND by MR. JACKSON

All in Favor – RESPONSE: Yes.

MR. ZIARNOWSKI: Public hearing is opened. Carl, we know what you're going to do. Did we have any complaints, any correspondences on the Simmeth property?

BOARD CLERK: No.

MR. ZIARNOWSKI: No. Okay. I guess then if there's nothing from the board here, we can close the public hearing.

MR. LIEGL: Make a motion.

SECOND by MS. YUHAS

All in favor. RESPONSE: Yes.

MR. ZIARNOWSKI: Motion passes. Now I need a motion to accept the SEQR as a negative declaration.

MR. LIEGL: I will make a motion.

SECOND by MR. JACKSON

All in favor. RESPONSE: Yes.

MR. ZIARNOWSKI: The last thing is, I need a motion to accept the subdivision as discussed at last meeting and as opened and closed in a public hearing.

MR. LIEGL: I'll make a motion

SECOND by MS. YUHAS

All in favor. RESPONSE: Yes.

MR. ZIARNOWSKI: The same thing, Board Clerk will give a letter. Good luck to you guys.

(none meeting related conversation between board and audience)

MINUTES

MR. ZIARNOWSKI: We need approval of minutes. They're in the packet here. We all set on them?

Straightforward, pretty simple or you guys not have had a chance to read them? I didn't see them.

MR. JACKSON: They were marked as draft, it posted.

MR. ZIARNOWSKI: I'm an analog guy in the digital world, so sometimes I struggle on my computer. But anyway, if we can have a motion to pass minutes.

MS. YUHAS: I make a motion to pass the minutes.

SECOND by MR. STRINGFELLOW.

All in favor. RESPONSE: Yes. The minutes pass.

OLD BUSINESS

MR. ZIARNOWSKI: Do we have any old business? Sarah's not here. Board Clerk, do you have anything for us?

BOARD CLERK: She hasn't given anything for new business.

MR. ZIARNOWSKI: Ms. Lucachik is not available. No attorney. A couple things as you heard me tell them. I talked to Sarah and I talked to Murph about Deanna Drive and it just like it seems like they're cutting corners everywhere they can and Murf's on it. Keating called me today about it, so they're going to get on them and do what they're supposed to do down there.

The horse ranch up on Lower East Hill has been turned over to an attorney outside the town. Uh, what's his name?

MR. JACKSON: I don't remember the name, but I do remember there was a cost overrun for the dragging through with whatever the situation is.

MR. ZIARNOWSKI: Okay. Because the attorney for that guy, she is a high-pressure attorney; she's pretty sharp. And so, they go, you know, we need somebody who's got some expertise in it. Same guys doing the solar. I think it's the same guy doing the seller. No word on the solar. They're waiting to go to the ZBA. As you all know, the town passed a negative declaration on that after we passed a positive for the SEQR. The state, right after we passed the positive, and one of the items was Farmland disturbance that Erie County had mentioned, apparently, the solar people went to the state. The state, I think, in a position, that they want clean energy by such and such a date, we don't think it's a problem with the farmland. So, they really had no leg to stand on to say, we're going to support the positive declaration that we did because the state pulled it out from under

them. So that's how that worked. I do have something else. Training. I finished mine today, the annual training. The other thing we need to keep up on now, which we've been negligent on since covid, is four hours of general training a year. I get stuff all the time and I'll pass it on. Board clerk, if you could, I would like you to keep track of it. Simple chart for four hours. If you do more than four in a year, it carries over. So if you go to like a conference, there's a conference in New York City.

MR. LIEGL: That's real good. It's quite a few credits.

MR. ZIARNOWSKI: I did it once. That's really good at Sagamore. I mean there's meetings going on at once all over the place, you just pick and choose where you want to go. If you're interested, I think Allison sent it out and you just have to tell if you want to go.

6. Motion made to adjourn

MR. ZIARNOWSKI: Motion move we adjourn.

MR. STRINGFELLOW: Make a motion.

SECOND by MR. JACKSON

All in favor. RESPONSE: Yes.

ADJOURNED.

Planning Board 2025-03-11

Meeting minutes - draft

Attendees: Dr. Paul Ziarnowski, David Stringfellow, Jay Jackson, Gary Stisser, Jessica Yuhas, Elizabeth Schutt, Town Liaison Jennifer Lucachik

Absent: Dr. Jim Liegl, Arlene Weiss, Anthony Braunscheidel, Attorney Ryan McCann

1. CALL MEETING TO ORDER

Meeting called to order by 731pm

2. NEW BUSINESS:

- a. 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)

Applicant, ANDREW ROMANOWSKI: From Alliance Homes and have been a home builder since 1989, having built over 1000 houses in Western New York along with a few hundred multi families. So, we have been at it for a while. What we are proposing is a nine-lot subdivision on a parcel of land that you have previously described. We are under contract to purchase with the Hamburg school district, and I am aware that they have been here in front of this board discussing their plans but not specifically. As you know, the 9-acre lot (this is actually a 22-acre lot) is zoned R2 and the minimum lot size, according to your code, is 75-feet of frontage by 15,000 square feet. We are proposing larger lots with minimum frontage of 100-feet and lot sizes ranging from about a half an acre up to a little more than 6-acres in size. Single family houses, of course. Individually designed, custom houses and we tend to stagger them on the lots to give it a little bit of custom look and feel to the process. I am here to answer questions and also to ask the board to consider doing two things: One is to declare yourself as the lead agent and commence a coordinated environmental review under SEQR; Secondly is to schedule a public hearing for the purpose of approving our proposed sketch.

MR. ZIARNOWSKI: Questions from the board?

MR. STRINGFELLOW: Are these lots that you build and sell or are you building houses and sell the houses?

MR. ROMANOWSKI: We would sell the lot with a house completed. It would come as a package. How we would structure it, really is driven by the customer's own need, financing, essentially.

MR. JACKSON: Custom homes?

MR. ROMANOWSKI: Yes. The way we go to the market is, we have a 22-plan portfolio that is kind of a starting point for people. I have two designers on staff. So, our style with the clients is very consultative. So, when someone comes in, we will start from one of three ways. We'll start with one of our plans and build it that way. It doesn't happen very often. We'll start with one of those plans and then customize it with a designer on staff. That's typically what happens, but we're also capable of building from scratch, architect design, custom homes, and we've got several of those under construction right now.

MS. DESJARDINS: So, in other words, you're not building a stick house and then somebody buys it.

MR. ROMANOWSKI: Sometimes, we'll build a model or a spec unit, one, but these will not all be built on spec, that's for sure. Whether or not we choose to do that depends mostly on what our lot inventory is in the area. So, in this case, it would mostly be in Orchard Park. You know, eight lots in one project is not enough to justify an individual model unless we can team it up with something else.

MR. STRINGFELLOW: Basically, I guess my question was, is it likely that two or more of the houses will look the same or nearly the same?

MR. ROMANOWSKI: That's a good question. Now I understand. We have, kind of like, a redundancy clause, we call it, in our designs. So, if two people want to choose the same house plan, we have multiple front

elevations for those. We don't let people build identical houses next to each other. That's the nice part about us controlling all the lots as opposed to selling off lots to individuals to build there, right down to the color schemes. We also, in addition to the design that I described earlier, we have an interior designer in the office that meets with the clients. So, we're not going to put two clay-colored identical houses right next to each other. To answer your question, yes, it's possible for people to do two floor plans that are the same near each other, but we make sure that they don't look identical. A great example of that is not too far away on 62 as you come out the village of Hamburg and into the Town of Eden on the left-hand side, there's a little older community that we've done now. It's called Water Valley Preserve. If you were to drive in that, it is a 12-lot cul-de-sac, the first lot on the right-hand side was our original model. Four more houses in that 12-lot are identical floor plan but they don't look anything alike.

MR. STRINGFELLOW: Fine. Thank you.

MR. JACKSON: That's nice.

MR. STISSER: Price range is probably \$750k, around there?

MR. ROMANOWSKI: In today's world now, starting in the \$600k, probably.

MR. STISSER: Beautiful. Nice.

MS. LUCACHIK: So, the frontage is enough, for our code, correct? I thought the lot sizes in that area, we were going for three plus?

MS. DESJARDINS: They are zoned R2.

MR. ROMANOWSKI: Zoned R2 so I think our proposed frontages are about 25 percent greater than your codes require.

MS. LUCACHIK: Thank you.

MR. ZIARNOWSKI: Your scale was off. I have a couple of questions for you. I know the answer, but if you could say why, with the size lot, you're not putting a road in there and doing something a little bit different.

MR. ROMANOWSKI: So, the entire parcel is about 22-acres in size and when you get right down to it, nine houses, we're probably using a small fraction of that. And the reason is a combination of the terrain features and the wetlands that we know exist in the back of the parcel. What we're proposing is not impacted by the wetlands. But it also precludes us from doing a larger development there.

MR. JACKSON: The wetlands question would come out in the SEQR, coordinator review.

MS. DESJARDINS: Yes.

MR. ZIARNOWSKI: He knows that they are there and because of the size of the project, coordinator review being ordered.

MR. ROMANOWSKI: We are aware the wetlands exist in the back. We know that it's not going to encroach on what we're proposing. That's why we proposed what we're proposing. But we want to wait until we get further down through the review process before we commission to have the delineation done.

MR. ZIARNOWSKI: The other thing, I assume that's a stream going through back there, right between the school property?

MR. ROMANOWSKI: It's a seasonal run off stream; it's not a registered stream, but there is a stream back there.

MR. ZIARNOWSKI: I know that the school had a hiking path back there along the stream. Have you impinged upon that with your property?

MR. ROMANOWSKI: No. The way that we're proposing it, we're going to divide the property evenly so we don't end up with a landlocked piece of unusable space, so that hiking trail would be on those lots, but we're not impacting those.

MR. ZIARNOWSKI: So, could they still use it, the hiking trail, on those lots?

MR. ROMANOWSKI: I believe so. Are you talking about the school using it?

MR. ZIARNOWSKI: Yes. My kids went there and years ago it was a parental project and I think it was maybe a scout project too, where there's a bridge that goes over.

MR. ROMANOWSKI: Yes, I know what you mean.

MR. ZIARNOWSKI: So, if there was a way, if you're going to impinge upon that, it might be that lot one, that it doesn't encroach upon that. If lot one did encroach upon that, is there a way you could talk to the school and just move your line over a little bit?

MR. ROMANOWSKI: We can certainly look into that. We'll address that. I was aware that there was some sort of little flip bridge back there but that's all I know.

MR. ZIARNOWSKI: The kids use it.

MR. JACKSON: It's a small nature trail. It's an elementary school so you don't have to go far with the kids.

MR. ZIARNOWSKI: Thanks for looking into that. My third thing is, you're the builder and you're going to kind of do what you want. The town is getting more and more cognizant of light trespass, LED lights, projecting lights and flood lights and whatever else. The last subdivision we did on Deanna Drive, believe or not, we got Sean and Glenn Wetzel to agree to having environmental lighting, shielded, dark sky lighting. The property has been dark forever and there's houses around, people around and change is tough and as soon as you go ahead and start lighting up the fields, people are going to notice it. Is there a way because we can't enforce it as long as the lighting that you put on doesn't exceed the boundaries of the code.

MR. ROMANOWSKI: I understand what you're asking. I certainly don't have any problems with that. I don't know before I say sure, I'll do what Glenn did. I'll call Glenn, all right, and see what he's doing. Sure, we can do something.

MR. ZIARNOWSKI: I'll tell you what, don't call Glenn right now because Ryan's got it now and they're cutting corners. We have Code Enforcement on them because they're not following the agreements that we made with Glenn. If you could think about that anyway, I appreciate it.

MR. ROMANOWSKI: One of the things that would be difficult, as you know, we're selling these as custom homes and custom lots. So, it's difficult for us to enforce things that go over and above the local code because when we're gone, they can do whatever, right. It's a little bit difficult, but we're in a unique position to really influence those types of things when we set up architectural review. So, I mean, we certainly are happy to do that. And you know, I think most people that are looking for a country lot, you know, shovel ready country estate lots, they're tuned into that kind of thing more so than people that are in more traditional neighborhoods.

MR. ZIARNOWSKI: Thanks for thinking of that.

MR. ROMANOWSKI: Understood.

MR. ZIARNOWSKI: Now, this has nothing to do with this, but while we have it. \$750,000, it's great that you can get it, and I know the cost of building supplies and everything else, but I was listening to something the other night and they're talking about affordable housing. As a contractor, building over 1000 houses in Western New York, where's the impetus? I mean, you're not going to say I'm going to put whatever in this place, if you can get more. Is the government kicking in and saying, we'll give you subsidy if you do this? I mean, it'd be great to have affordable housing. The people who are working at school aren't going to be able to afford these houses. What do you do with that?

MR. ROMANOWSKI: I could bend your ear all night and tomorrow night too about affordable housing and some of the impacts of different things that have been involved recently. I just came off my second term as the president of the local Builder's Association, which gets me a seat on the state board and one of the big mandates there, at the state level, is for affordable housing and specifically, the governor's office has come out and said we're 800,000 housing units upside down in New York state. So, you guys need to build faster, build more affordable and do all kinds of things. Frankly, there's a lot of impediments to that. Sounds good and the answer's not really building materials. As you know, what's happening right now with proposed tariffs and things, lumber already has gone through the roof. There's so many outside influences but not the least of which is some of the regulations that we find at the municipal level. I'm not here to pick on you guys or anyone else about how that works, but you know, it's pretty tough. On one hand, to say, we want large lots, and we want affordable housing because the two working, you know, that's your biggest number. I've seen statistics that say something like, 40 percent of a new house can be directly attributed to regulation and things like that. It's a problem. We're lucky enough to keep as busy as we want to be. I've been at this for a while.

But, you know, a smaller and smaller segment of that population are able to afford \$750,000. A million-dollar house used to be a new story, now, it's just a nice house. It's a real problem and I don't know that we can necessarily solve it on our own.

MR. ZIARNOWSKI: Exactly. You brought that up, and they said, wait a minute, if your municipalities don't anti-up, we're going to force them to anti-up and we're going to take those restrictions out of their code and tell them have to do this. It would be nice if we could be proactive and beat the restrictions on that but I don't know where to go for that.

MR. ROMANOWSKI: It's a real problem. Needs to be solved. I wish I had all the easy answers, but I don't.

MR. JACKSON: You mentioned three-quarter of a million dollars for a house. What popped into my head is, you know, you have 6-acres there and the remainder of them are smaller lots. This is just curiosity, right. The asking price with the smaller lots would be less. Yes?

MR. ROMANOWSKI: Yes. We stagger it.

MR. ZIARNOWSKI: The house cost would be the same.

MR. ROMANOWSKI: The house cost basically the same.

MR. STISSER: The land is what is cheaper.

MR. ROMANOWSKI: The land is restrictive right now. I told you I could talk about affordable housing for days. The wetland issue right now is a really serious issue. The municipalities need to get behind because I think most people don't understand that the wetland impacts, and I'm sure you're all aware of the new regulatory environment. The DEC is going to take jurisdiction over a lot more wetlands than they have in the past. They've done that through a couple of means. One is to decrease the size of the wetland that gets regulated by the DEC as opposed to the Army Corps on a federal level. Secondly, any wetland that's inside of an urbanized area is deemed to be a wetland of significant importance. Most of those wetlands are right where the sewers fall. So, this piece that we're talking about tonight is a great example that needs to be held. If you're an advocate of affordable housing, that needs to be housing by whether it's market rate or whatever it is. These regulations that are proposed coming down from Albany are not proposed, they're going into effect. The effects are phased in. That could very well make this lot completely unbuildable and the problem with that, there's a sanitary sewer in front of it. What a waste of the infrastructure. Other municipalities in other states, basically, encourage development in areas where the sanitary sewers are, discourage development in areas that aren't and they do it through their tax code. You get penalized for sitting on a piece of property that has a sanitary sewer in front of it that you don't use. Those are all building blocks to affordable housing, and they're subtle. Right now, even though we're hearing from Albany that we want more and faster, the regulations that are coming down to oppose that. It's hard to understand, it's complicated.

MR. ZIARNOWSKI: Anybody else have anything? We need a motion, and the motion should be that we schedule a public hearing but we also initiated coordinated review. MS. DESJARDINS: Correct. MR.

ZIARNOWSKI: We'll double up on that motion. Do a roll call.

ROLL CALL

MR. STRINGFELLOW – Yes

MS. SCHUTT – Yes

MR. STISSER - Yes

MR. JACKSON - Yes

MS. YUHAS - Yes

MR. ZIARNOWSKI – Yes

ALL IN FAVOR

MR. ZIARNOWSKI: Sarah (DesJardins) and I were talking, and we don't know how long the coordinating review is going to take but we'll still schedule the public hearing for next month. If all the data is in, then we are good to go and make a ruling on it. If its not, we keep the public hearing open until the materials come back.

MR. ROMANOWSKI: I will keep it short. What's the process? We're asking for a sketch plan approval and once that happens, if it does, what happens after that? I'm trying to gauge how realistically, and I know

there's outside factors, but how long it might take me to get through this process because it all has to do with my contract with the district.

MR. ZIARNOWSKI: I think, correct me if I'm wrong Sarah, but we could take a vote at the next meeting if the coordinating review is done.

MS. DESJARDINS: So, there is no such thing as sketch plan approval. It's not really like Hamburg, the way they do it. We just called it a concept because we don't have the SEQR, we don't have the other stuff. Next time you come, you'll be asking for preliminary plot approval. I kind of doubt that you'll be ready to approve it next month, but I would think that in May, you'd probably be done with them.

MR. ROMANOWSKI: Okay. That'd be awesome. Thank you very much.

MR. ZIARNOWSKI: Make it nice. I know you're going to make it nice.

MR. ROMANOWSKI: We'll make it nice.

MS. DESJARDINS: My daughter lives in a house he built. It's beautiful.

MR. ROMANOWSKI: I hear what you're saying about the lights.

3. OLD BUSINESS

Elections

MR. ZIARNOWSKI: We need a nomination for Chairman.

Mr. Stringfellow nominated Mr. Ziarnowski for Chairman

Mr. Ziarnowski accepted.

ROLL CALL

MR. STRINGFELLOW – Yes

MS. SCHUTT – Yes

MR. STISSER - Yes

MR. JACKSON - Yes

MS. YUHAS - Yes

ALL IN FAVOR

Will the secretary please cast one vote for Paul Ziarnowski as Chairman.

MS. SCHUTT: I cast one vote for Paul

MR. ZIARNOWSKI: I now need a nomination for Vice Chairman.

Mr. Jackson nominated Jim Liegl

2nd by Gary Stisser

ROLL CALL

MR. STRINGFELLOW – Yes

MS. SCHUTT – Yes

MR. STISSER - Yes

MR. JACKSON - Yes

MS. YUHAS - Yes

MR. ZIARNOWSKI – Yes

ALL IN FAVOR

Secretary to cast one vote

MS. SCHUTT: I cast one vote

MR. ZIARNOWSKI: Need a nomination for secretary

Mr. Stisser nominated Elizabeth Schutt as Secretary

2nd by Ms. Yuhas

ROLL CALL

MR. STRINGFELLOW – Yes

MR. STISSER - Yes

MR. JACKSON - Yes

MS. YUHAS - Yes

MR. ZIARNOWSKI – Yes

ALL IN FAVOR

OFFICER ELECTION

The following members were elected officers by unanimous vote:

Paul Ziarnowski	Chairman
Jim Liegl	Vice Chairman
Elizabeth Schutt	Secretary

4. APPROVAL OF MINUTES

December meeting minutes – Tabled for approval at the next meeting.

Planning Consultant/Ms. DesJardins – Nothing

Town Attorney/Ryan McCann – Not present

Town Board Liaison/Ms. Lucachik – The comprehensive plan is almost final. We've got a town code meeting that we're trying to coordinate with LaBella.

Board Clerk – Nothing

MR. ZIARNOWSKI: The solar project. They went to the ZBA and it's been tabled for another month; the public hearing has remained open upon further review.

6. Motion made to adjourn

Motion made to adjourn the meeting by Mr. Stringfellow

2nd by Mr. Stisser

All in Favor – YES. None opposed.

APPROVED

Closed at 7:57pm