



TOWN OF BOSTON

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Town Clerk - Tax Collector

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Highway Supt.

DEBRA K. BENDER
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

June 10, 2025 at 7:30pm

Town Hall – Court Room

- 1) Call Meeting to Order – 7:30PM
- 2) Old Business
 - a. Public Hearing for Douglas Schunk requesting Preliminary Plat Approval of a two-lot subdivision to be located at 9251 Boston State Rd
- 3) New Business
 - a. None
- 4) Approval of Minutes
 - a. May meeting minutes
 - b. April meetings minutes – tabled from May meeting
- 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
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TOWN COURT
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NUTRITION PROGRAM
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Planning Board 2025-05-13
Meeting minutes - Draft

Attendees: Dr. Jim Liegl, David Stringfellow, Jay Jackson, Elizabeth Schutt

Absent: Dr. Paul Ziarnowski, Gary Stisser, Jessica Yuhas, Anthony Braunscheidel, Attorney Ryan McCann, Town Liaison Jennifer Lucachik, Planning Board Consultant Sarah DesJardins

1. CALL MEETING TO ORDER

Meeting called to order by 732pm

2. NEW BUSINESS:

- a. Douglas Schunk requesting Preliminary Plat Approval of a two-lot subdivision to be located at 9251 Boston State Rd

Applicant: Jeff McGavern, attorney for Douglas Schunk.

ATTORNEY MCGAVERN: We are here tonight to seek a minor subdivision approval for the property at 9251 Boston Springville Rd. The reason for the subdivision approval is that my client has built a couple of duplexes on the property. So, there are two separate duplexes, and we want to split it down the middle so that each duplex will have its own separate lot which then complies with the town building code.

MR. STRINGFELLOW: I have not seen a survey. Do they have sufficient frontage to meet code?

ATTORNEY MCGAVERN: Twenty-five feet of frontage on each lot.

MR. JACKSON: What is it zoned as?

MR. LIEGL: Is it an R3?

ATTORNEY MCGAVERN: Not sure. I can find out.

MR. STRINGFELLOW: R3 is for two or more family dwellings.

MR. LIEGL: I thought it was an R3. In 2020, I think, when you originally proposed, I thought I remembered reading the minutes that this was an R3.

MR. STRINGFELLOW: I believe the required frontage is 100ft, this is a pretty old code book.

ATTORNEY MCGAVERN: I believe it meets the requirements. I talked to Sarah (Planning Board Consultant), and she didn't indicate that there was any problem.

MR. LIEGL: Are you aware of the issue she (Sarah) had with the survey?

ATTORNEY MCGAVERN: That is a newly revised survey. Yes. It measures it just to the right of way. Those were emailed to me this afternoon from the surveyor. That is a brand-new survey that complies. The one I just handed out complies with what Sarah wanted. I was having trouble getting the surveyor to understand what I needed. He emailed them to me this afternoon and printed them out. He has the distance listed.

(further discussion with the board and referencing the new survey)

MR. LIEGL: We didn't know we were going to get this one today.

ATTORNEY MCGAVERN: I didn't either.

MR. LIEGL: That was Sarah's concern.

ATTORNEY MCGAVERN: It is indeed an R3. The survey has both dimensions there, to the middle of the road and to the right of way.

MR. JACKSON: It is R3. Two or more family residences.

MR. LIEGL: Any other questions? The only question I had was to make Sarah happy.

ATTORNEY MCGAVERN: I figured I didn't have original prints but figured at least photocopies of the drawing were better than nothing.

MR. LIEGL: I need a motion to move to a Public Hearing.

MR. JACKSON: I am making a motion to schedule the public hearing for 9247 & 9257 Hamburg Springville Road.

MR. LIEGL: Why do I have 9251?

ATTORNEY MCGAVERN: It was originally 9251 when it was one parcel. Now that it is being subdivided into two parcels, those are the new numbers being assigned to each parcel. When I extended/renewed the building permits, they assigned me these new numbers.

MR. LIEGLE: OK. We have a motion to move to a public hearing for 9247 and 9257 Boston State Rd. Do I have a second?

SECOND BY: MS. SCHUTT

ALL IN FAVOR? YES.

MR. LIEGL: Public hearing for the next meeting – June 10th at 730pm.

3. OLD BUSINESS

None

4. APPROVAL OF MINUTES

April meeting minutes – tabled until the next meeting
Only 3 of the 4 members were at the meeting in April.

Planning Consultant/Ms. DesJardins – Not Present
Town Attorney/Ryan McCann – Not present
Town Board Liaison/Ms. Lucachik – Not Present
Board Clerk – none

6. Motion made to adjourn

Motion made to adjourn the meeting by Mr. Stringfellow
2nd by Mr. Jackson

All in Favor – YES. None opposed.

APPROVED

Closed at 7:43pm