



TOWN OF BOSTON

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Supervisor

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JENNIFER L. LUCACHIK
KELLY L. MARTIN
KATHLEEN SELBY
Town Board

SANDRA L. QUINLAN
Town Clerk - Tax Collector

ROBERT J. TELAAK
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

September 9, 2025 at 7:30pm

Town Hall – Court Room

- 1) Call Meeting to Order – 7:30PM
- 2) Old Business
 - a. 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. Hogg Boston Car wash – Requesting site plan approval of a proposal for a car wash/dog wash to be located at 7387 Boston State Road.
- 4) Approval of Minutes
 - a. August 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
(716) 941-6518
Fax (716) 941-9264

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

HIGHWAY GARAGE
(716) 941-5869
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Bammel Architects, P.C.

6264 West Quaker Street, Orchard Park, NY 14127
phone (716) 662-2482 fax (716) 662-2487

August 18, 2025

Town of Boston
8500 Boston State Road
Boston, NY 14025

Letter of Intent for:

Hog Wash
7387 Boston State Road
Hamburg, NY 14075

Re: Letter of Intent – Proposed Car Wash at 7387 Bost State Road / SBL 211.04-1-9

Dear Members of the Planning Board,

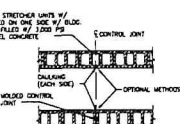
We are submitting this Letter of Intent to request approval for the redevelopment of the former car wash located at 7387 Boston State Road, which lies within the C-1 Local Retail Business District. Vacant for many years, the building is planned for restoration and modernization to once again serve the community as both a car wash and a dog wash. The property was purchased in April of 2025 with the clear intention of returning the site to active and productive use. Our redevelopment plan includes renovating the existing structure, adding approximately 670 square feet to the northwest side to extend the furthest bay and create an additional wash bay, and adding approximately 156 square feet to the southwest side to accommodate two self-service dog wash bays. The northwest side will also receive a redesigned roof. All exterior lighting will be dark-sky–friendly to minimize light pollution, and the facility is planned to operate 24 hours a day, seven days a week.

This project will transform a long-vacant property into a valuable community asset, enhance the site's appearance, and provide convenient services to local residents.

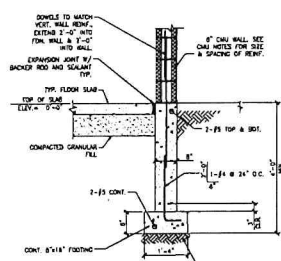
Thank you for your time and consideration.

Sincerely,

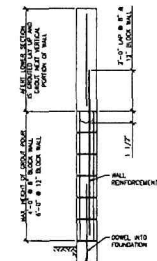
James R. Bammel, R.A.
Bammel Architects, P.C



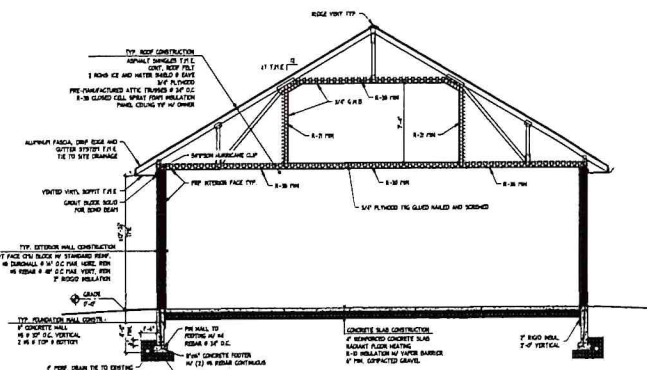
TYP, MASONRY WALL
REINFORCING DETAILS
SCALE: N.T.S.



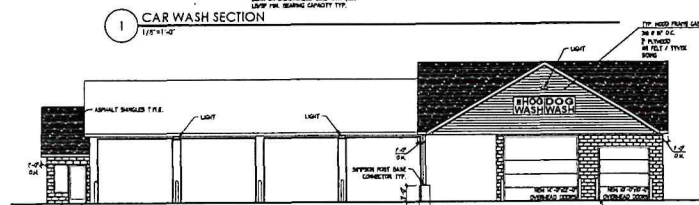
BEARING CAPACITY TYP.
FOUNDATION SECTION DETAIL
SCALE: 3/4" = 1'-0"



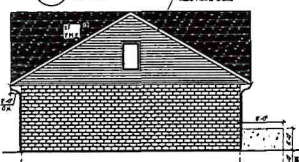
WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"



1 CAR WASH SECTION



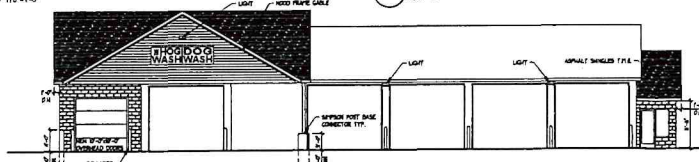
3 NORTH ELEVATION



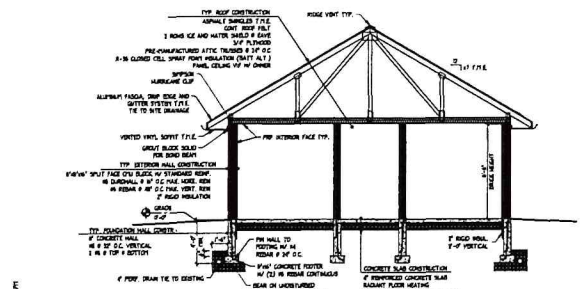
4 WEST ELEVATION



5 EAST ELEVATION



4 SOUTH ELEVATION



2 DOG WASH SECTION

ba
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14

NEW ADDITION FOR :
HOG WASH
7387 BOSTON STATE ROAD
HAMBURG, NY 14075

[illegible]

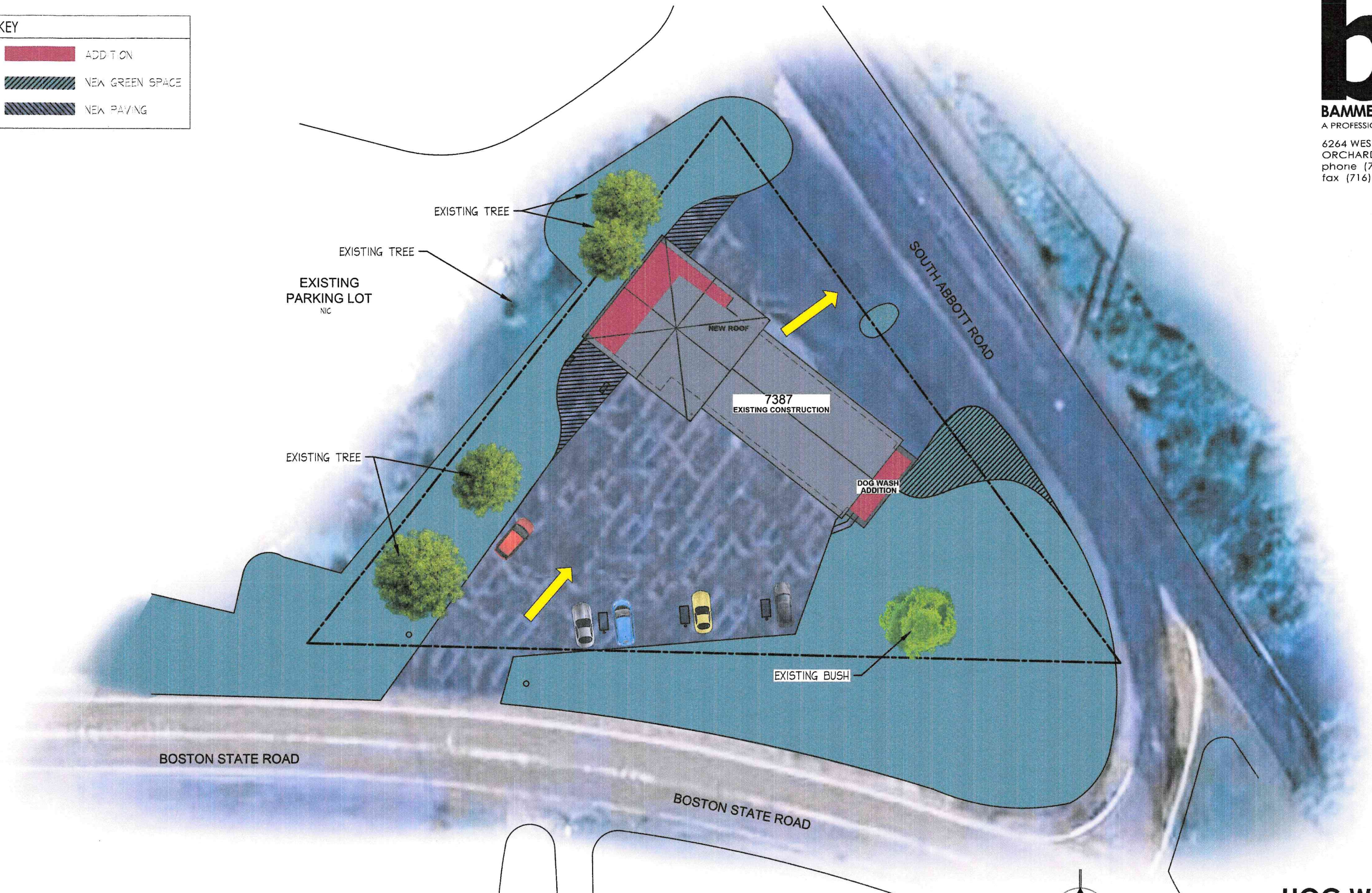
ELEVATIONS
SECTIONS
DETAILS

GRADING 102

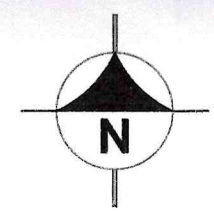
A-3

KEY	
	ADDITION
	NEW GREEN SPACE
	NEW PAVING

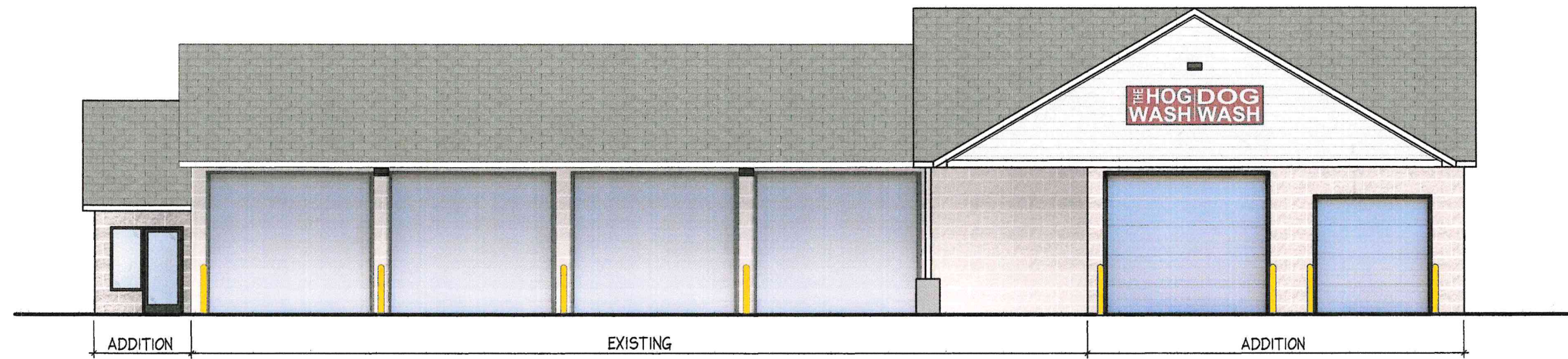
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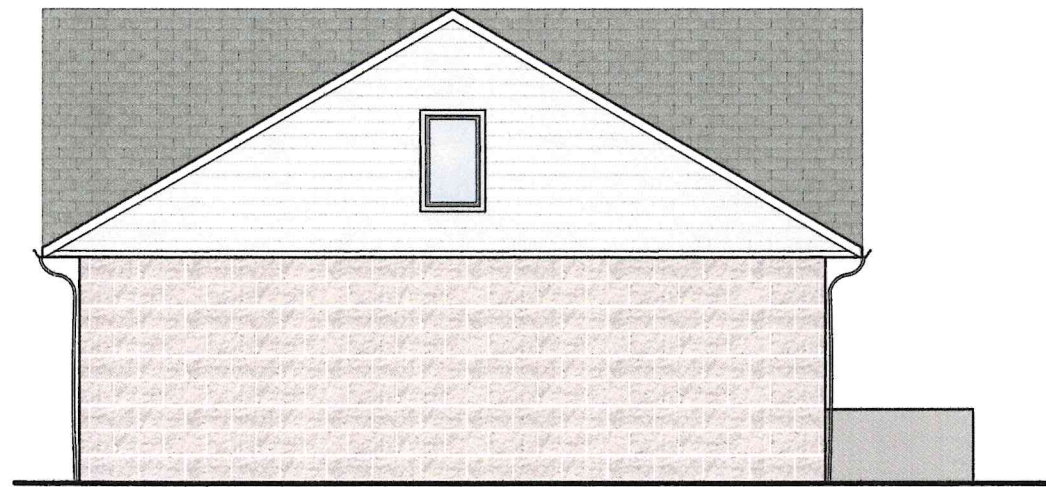
1 SITE PLAN



HOG WASH
 7387 Boston State Road
 Hamburg, NY 14075



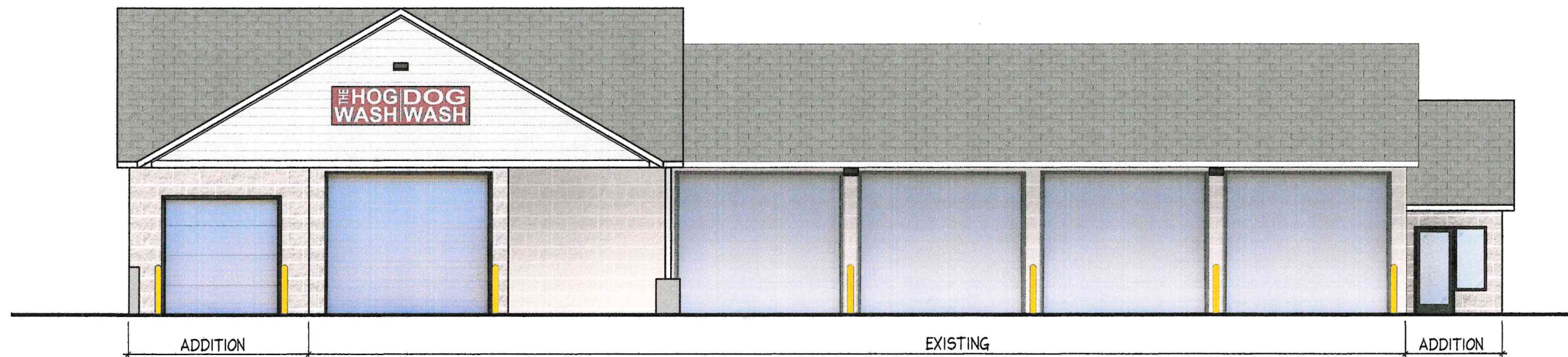
1 NORTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 SOUTH ELEVATION

HOG WASH
 7387 Boston State Road
 Hamburg, NY 14075

	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION
	WALL TO BE REMOVED
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN/LIGHT COMBO
	BUILDING OR WALL SECTION, INDICATES SYMBOL, DIRECTION OF VIEW & SHEET NO. WHERE LOCATED
	BEAM, HEADER OR LINTEL
	FLOOR/CEILING JOISTS OR RAFTER DIRECTION
	ELECTRICAL PANEL
NOTE: ALL DIMENSIONS ON PLANS ARE ROUGH TO SCALE UNLESS OTHERWISE INDICATED AS FINISH DIMENSIONS	

1. CONCRETE MASONRY UNITS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS 530.1-88 OR LATEST EDITION AND SHALL HAVE A MINIMUM $f_m = 1,500$ P.S.I.
2. MORTAR FOR USE WITH CONCRETE MASONRY UNITS SHALL BE IN CONFORMANCE WITH A.S.T.M. C270 AND SHALL BE TYPE S WITH AN AVERAGE COMPRESSIVE STRENGTH OF 1,800 P.S.I. AT 28 DAYS.
3. CONCRETE MASONRY UNITS SHALL NOT BE WETTED PRIOR TO PLACEMENT.
4. SEE DRAWINGS FOR C.M.U. WALL LOCATIONS AND DIMENSIONS.
5. LINTEL ANGLES IN PAIRS SHALL BE PLUG WELDED AT 18" ON CENTER EXCEPT AS OTHERWISE NOTED.
6. STEEL LINTEL ANGLES EXPOSED TO WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153.
7. ALL LINTELS SHALL BE A MINIMUM OF 6" LONGER THAN MASONRY OPENING DIMENSIONS AT EACH END IN ORDER TO PROVIDE PROPER BEARING. CELLS SHALL BE GROUTED SOLID ON EACH SIDE OF THE OPENING.

ALL WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE & LOCAL CODES. WHENEVER TWO OR MORE CODES DIFFER, THE STRICTEST SHALL GOVERN. THE CONTRACTOR SHALL SECURE A PAY FOR ALL PERMITS, INSPECTION CERTIFICATES & FEES REQUIRED BY GOVERNING JURISDICTION & AGENCIES TO COMPLETE WORK.

THE DRAWINGS & NOTES SHALL BE CONSIDERED AS FIXING THE GENERAL CHARACTER & EXTENT OF THE WORK. THEY DO NOT UNDERTAKE TO ILLUSTRATE OR TO SET FORTH EVERY DETAILED ITEM NECESSARY FOR THE WORK. ITEMS NOT DETAILED SHALL BE CONSTRUCTED IN THE CUSTOMARY MANNER FOR THE CLASS OF WORK REQUIRED, FOLLOWING MANUFACTURER'S & TRADE ASSOCIATION GUIDELINES.

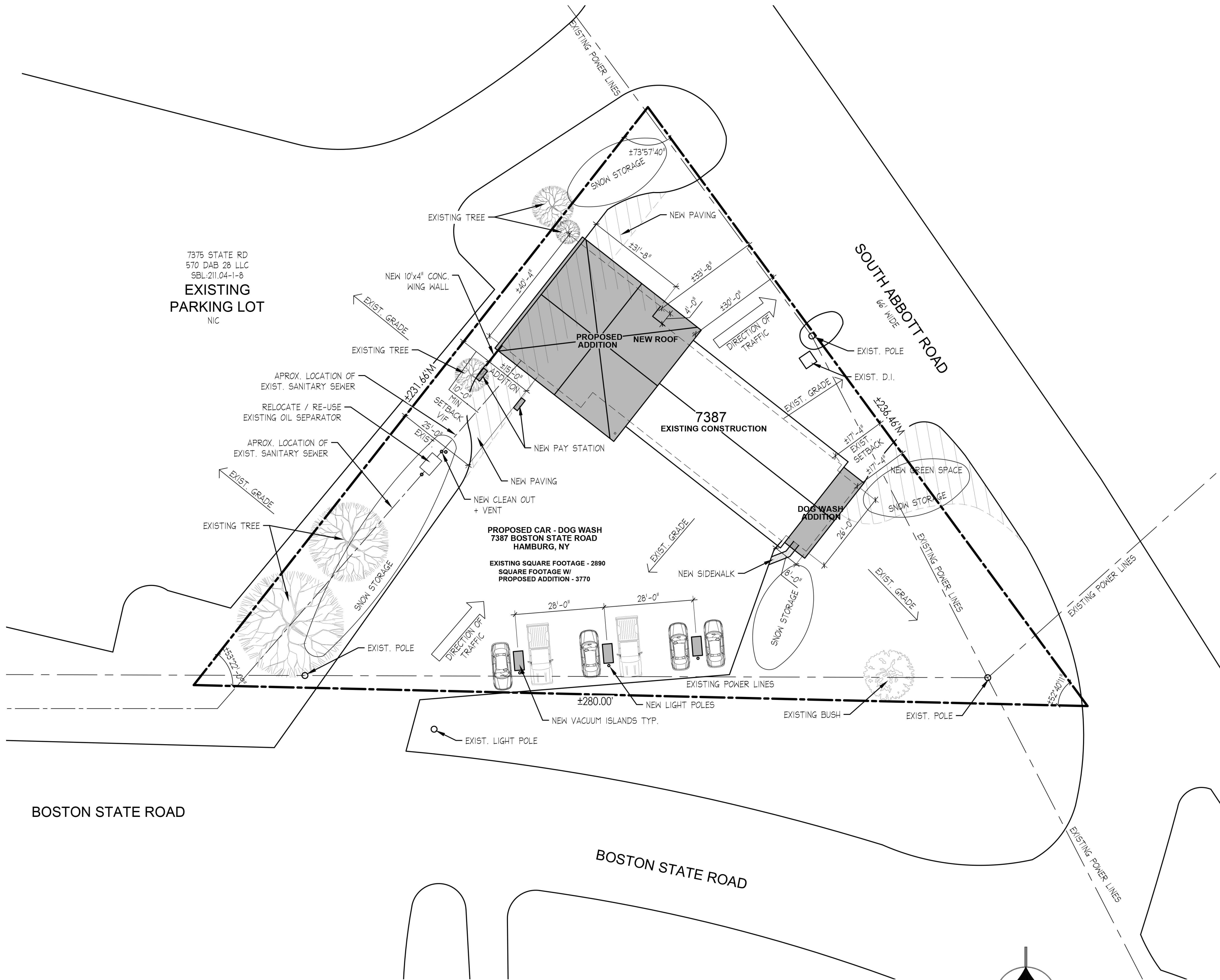
DISCREPANCIES, CONFLICTS AND OMISSIONS ON THE DRAWINGS OR SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING WHO WILL PROMPTLY RESPOND AND PROVIDE MISSING INFORMATION.

DRAWINGS AND SPECIFICATIONS MUST BE READ AND UNDERSTOOD BY ALL CONTRACTORS AND SUBCONTRACTORS PRIOR TO THE COMMENCEMENT OF WORK.

FIELD CONDITIONS MAY VARY. EACH CONTRACTOR MUST REVIEW THE PLANS AND FIELD VERIFY ALL DIMENSIONS, ROUGH OPENINGS, QUANTITIES, SPACING AND STRUCTURAL MEMBERS PRIOR TO BUILDING AND ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES OR CONFLICTING INFORMATION TO THE ARCHITECT OR ENGINEER.

DO NOT SCALE DRAWINGS

1. UNLESS OTHERWISE NOTED OR SHOWN ON PLANS AND SECTIONS, PROVIDE LINTEL ANGLES, ONE FOR EACH FOUR INCHES OF MASONRY WIDTH AS FOLLOWS:
FOR OPENINGS UP TO 5'-0" L4x3 1/2x5/16
FOR OPENINGS FROM 5'-0" TO 7'-0" L5x3 1/2x5/16
FOR OPENINGS FROM 7'-0" TO 9'-0" L6x3 1/2x5/16
2. LINTEL ANGLES IN PAIRS SHALL BE PLUG WELDED AT 18" ON CENTER EXCEPT AS OTHERWISE NOTED.
3. STEEL LINTEL ANGLES, WHERE EXPOSED TO WEATHER, SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153.
4. ALL LINTELS SHALL BE A MINIMUM OF 6' LONGER THAN MASONRY OPENING DIMENSIONS AT EACH END IN ORDER TO PROVIDE PROPER BEARING.
5. ALL JOINT REINFORCEMENT (TIES, ANCHORS, AND JOINT REINFORCING) SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A 153 WITH A MINIMUM COATING OF 1.50 OUNCES PER SQUARE FOOT.



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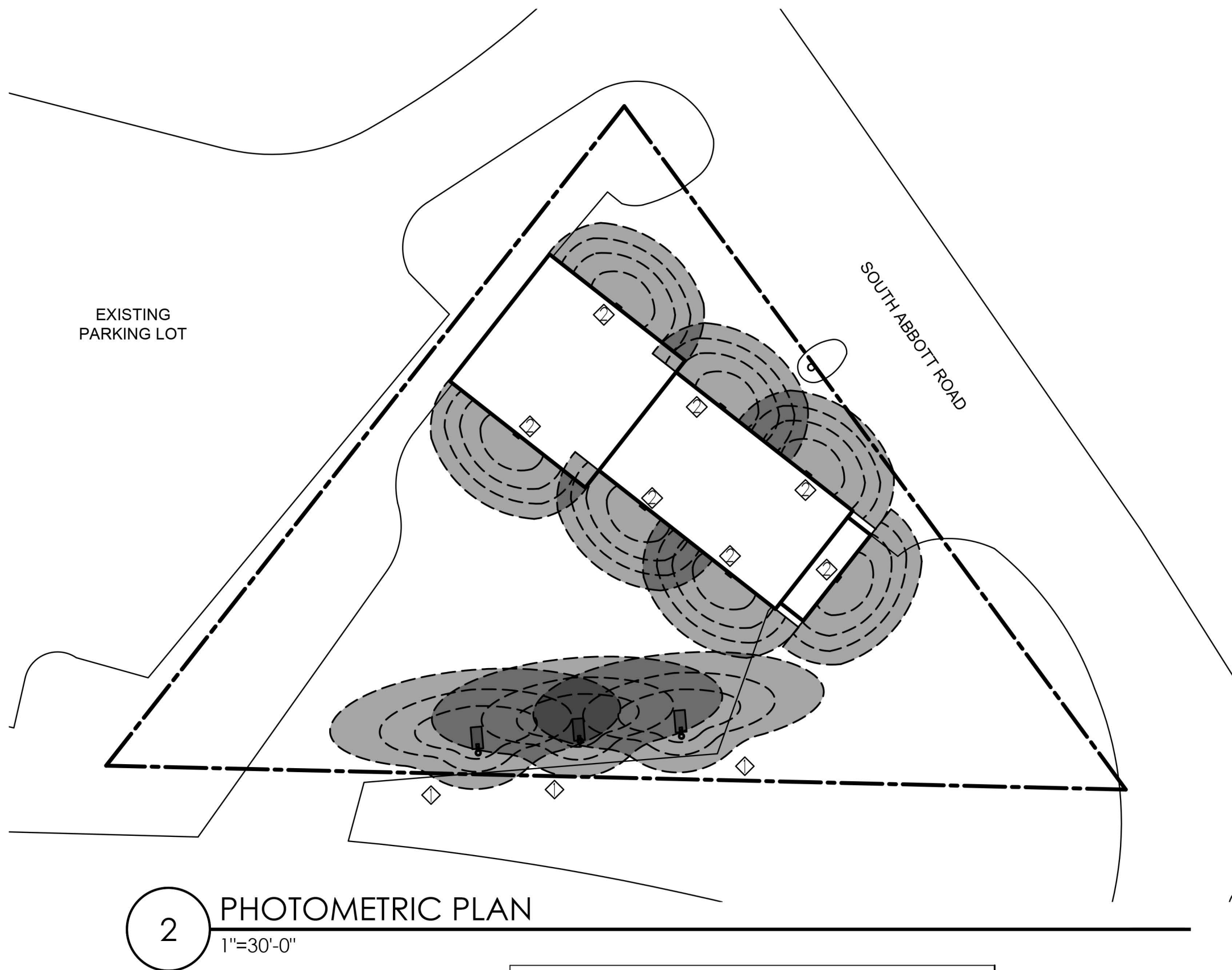
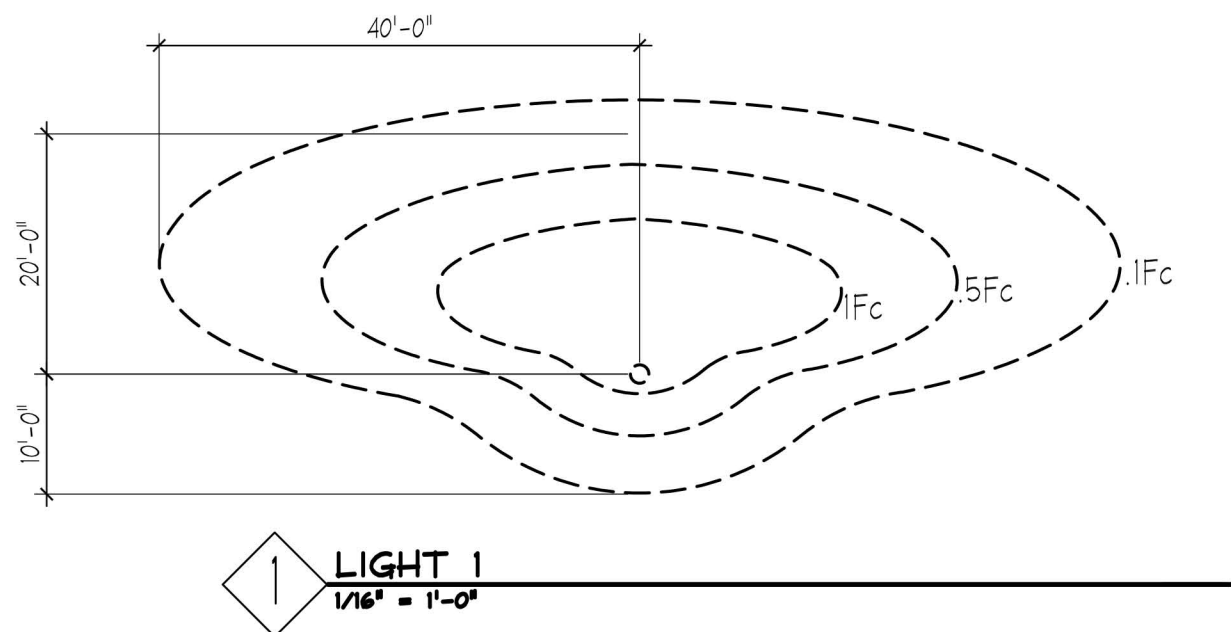
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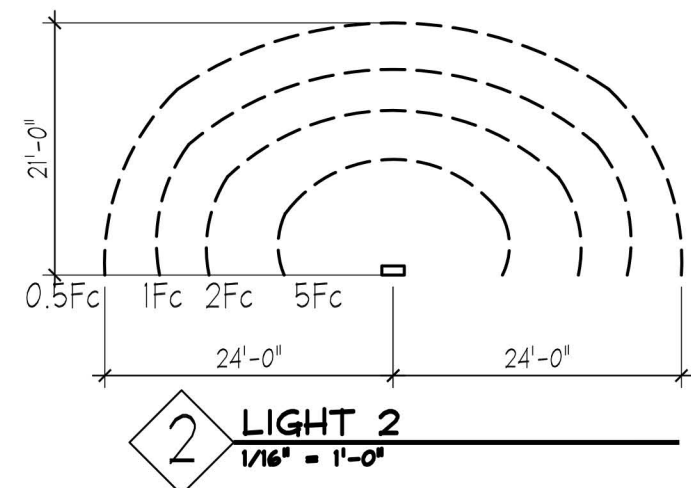
SEAL:

HOG WASH

7387 BOSTON STATE ROAD
HAMBURG, NY 14075

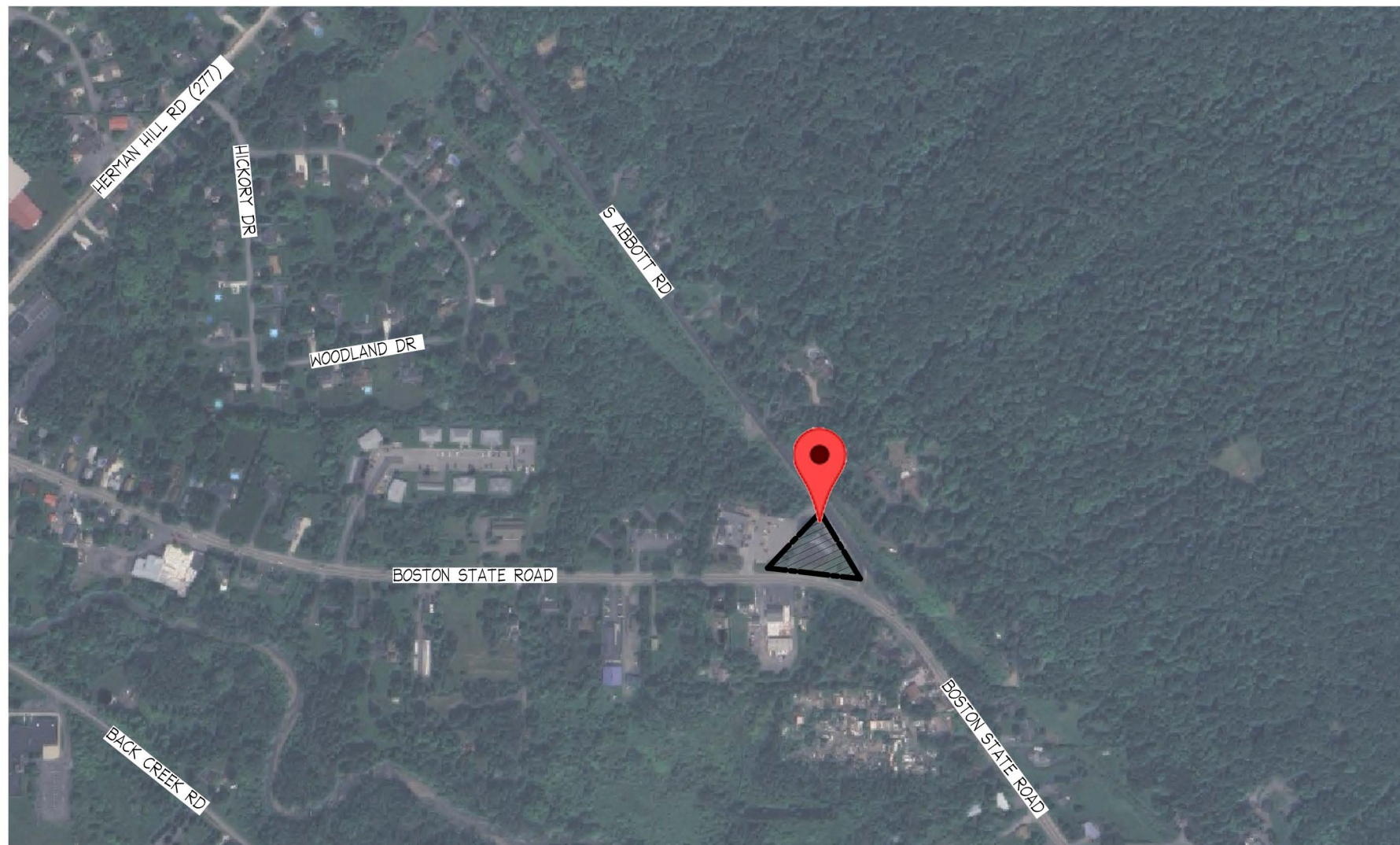
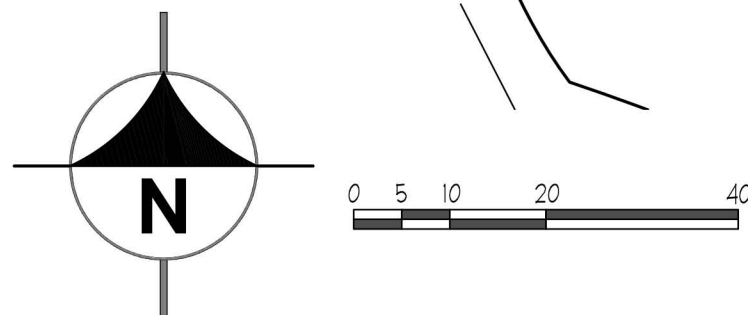

$$1'' = 20' - 0''$$


LIGHT 1
1/16" = 1'-0"



LIGHT 2
1/16" = 1'-0"

SBL:211.04-1-9



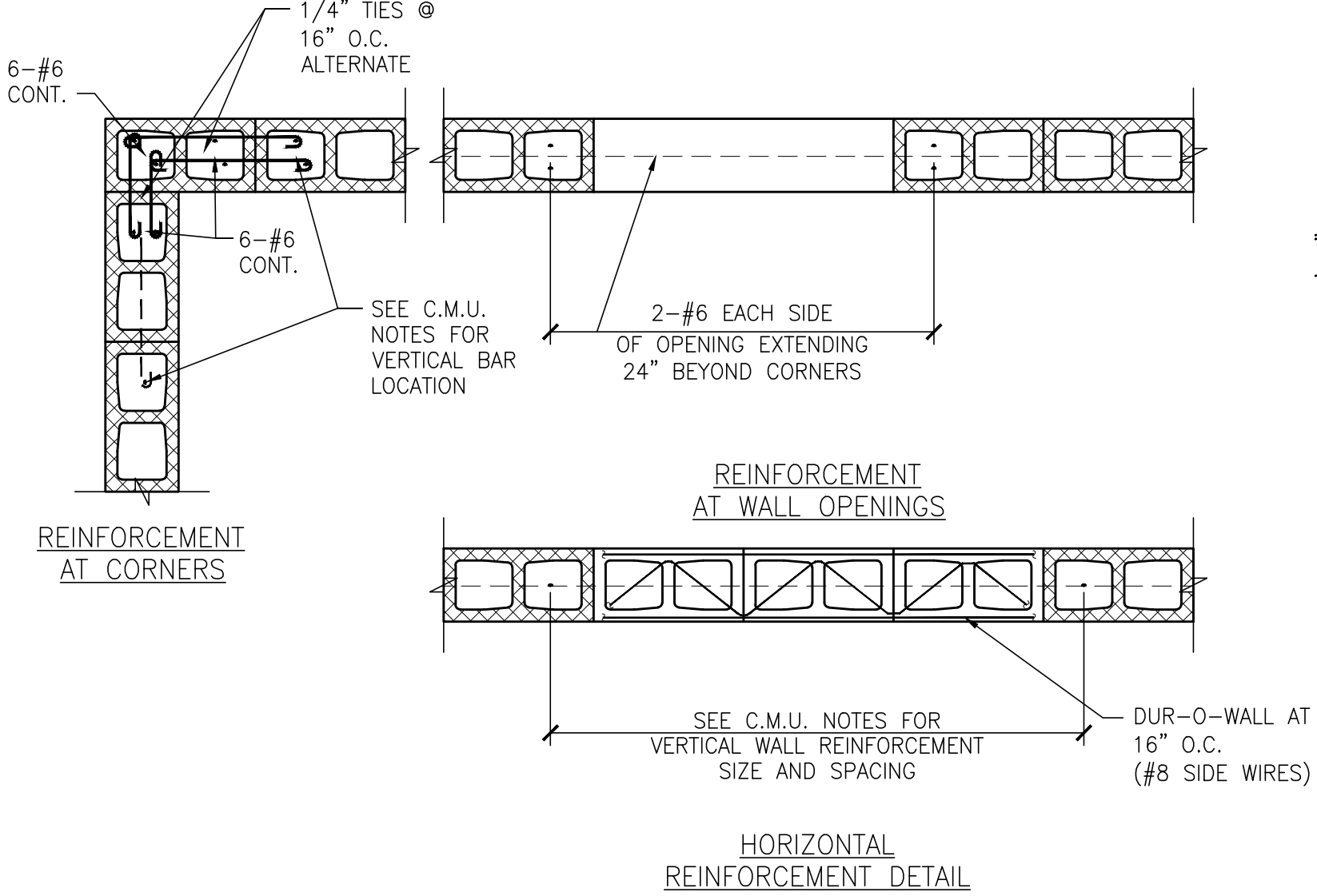
N.T.S.

KEY DARK SKY FRIENDLY	
SYMBOL	DESCRIPTION
	LITHONIA LIGHTING D-SERIES TIS SIZE 0 POLE HEIGHT: 12'-0" POLE
	SLIM22-S-30-30w-400K-ANGLE-3 WALL PACK

8/18/2025 1:26 PM
C:\project files\2025\25.78 hog and dog wash\25.78 hog wash jt.dwg

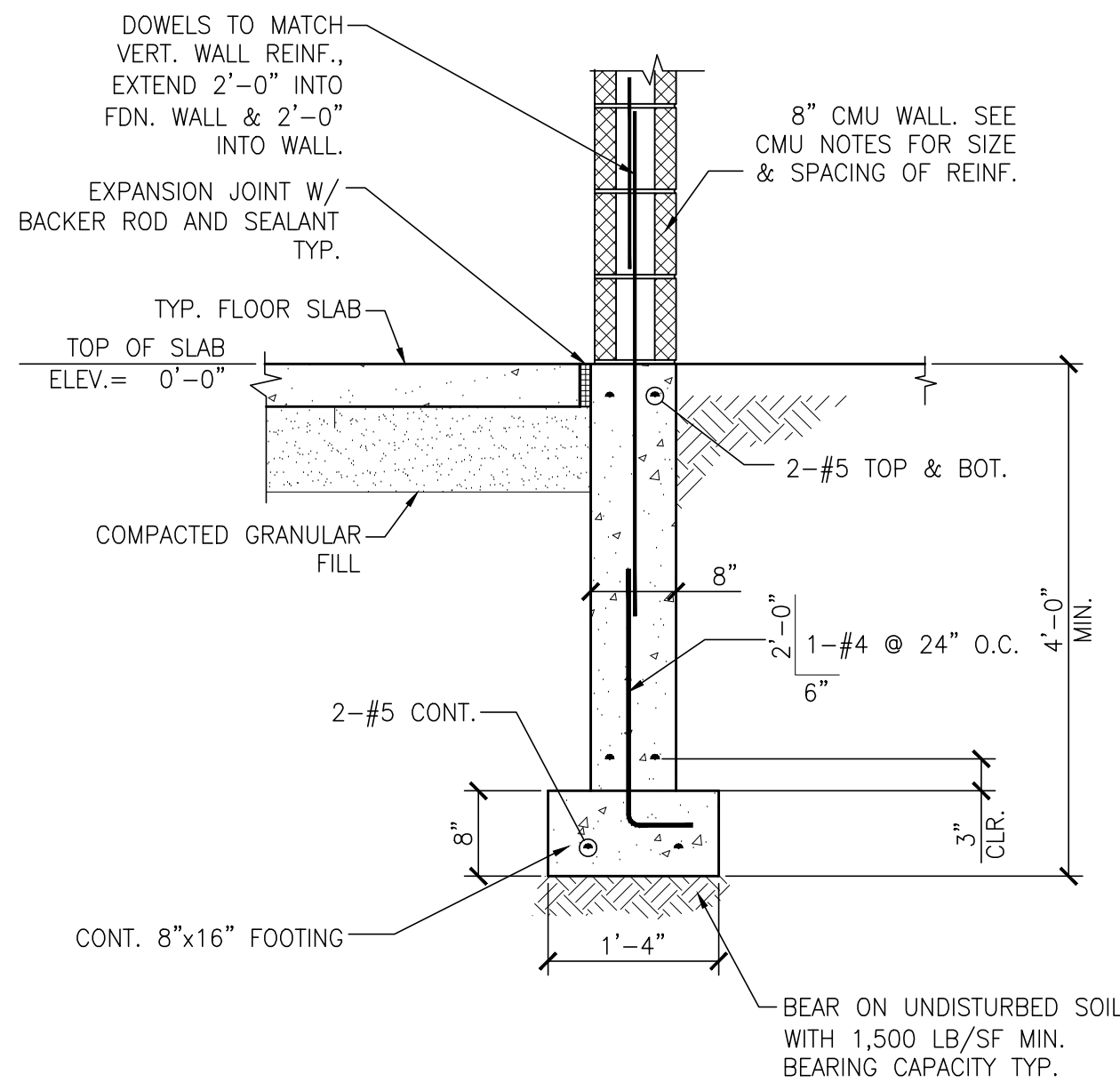
DRAWING NO:

A-1



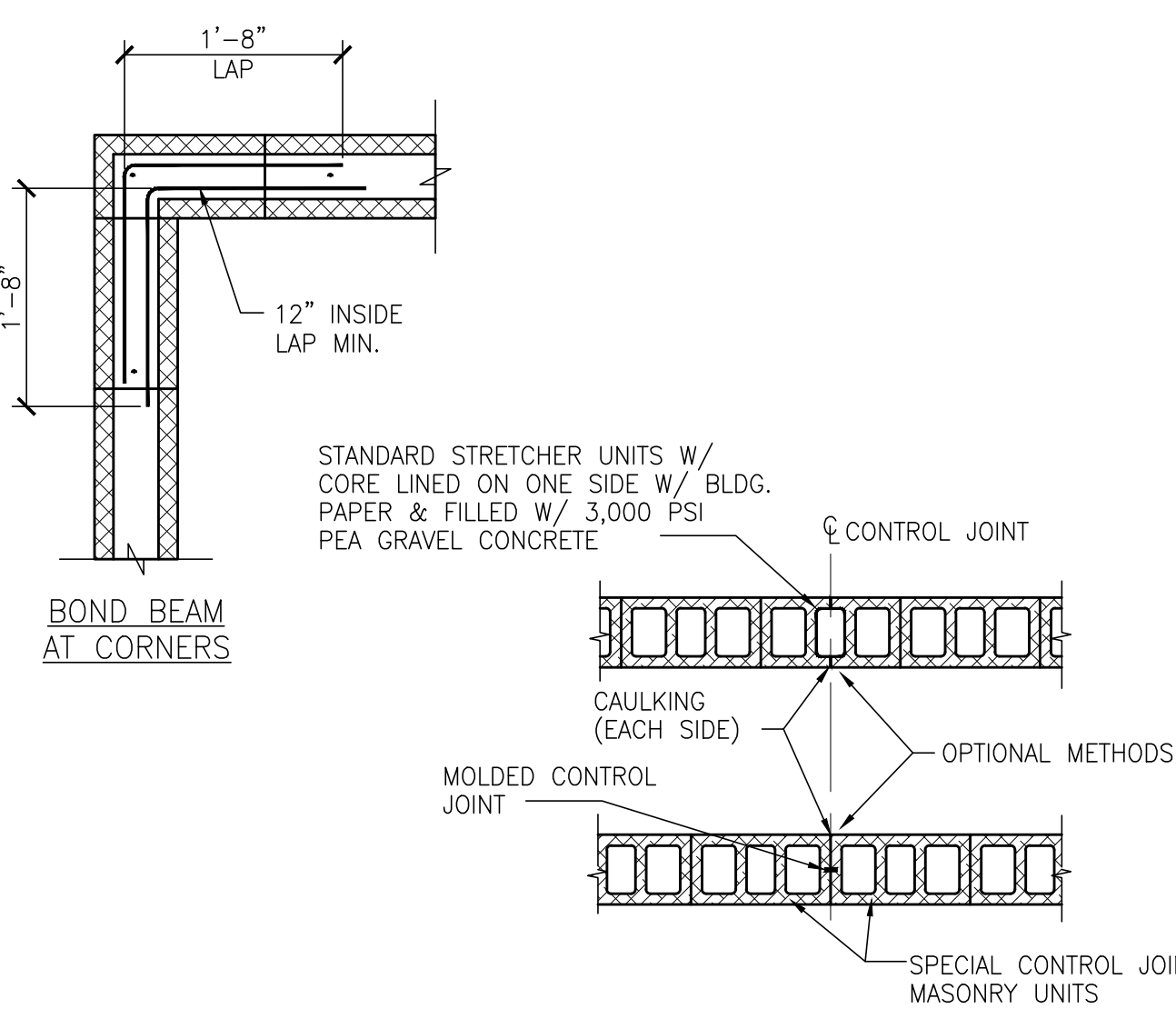
TYP, MASONRY WALL
REINFORCING DETAILS

SCALE: N.T.S.



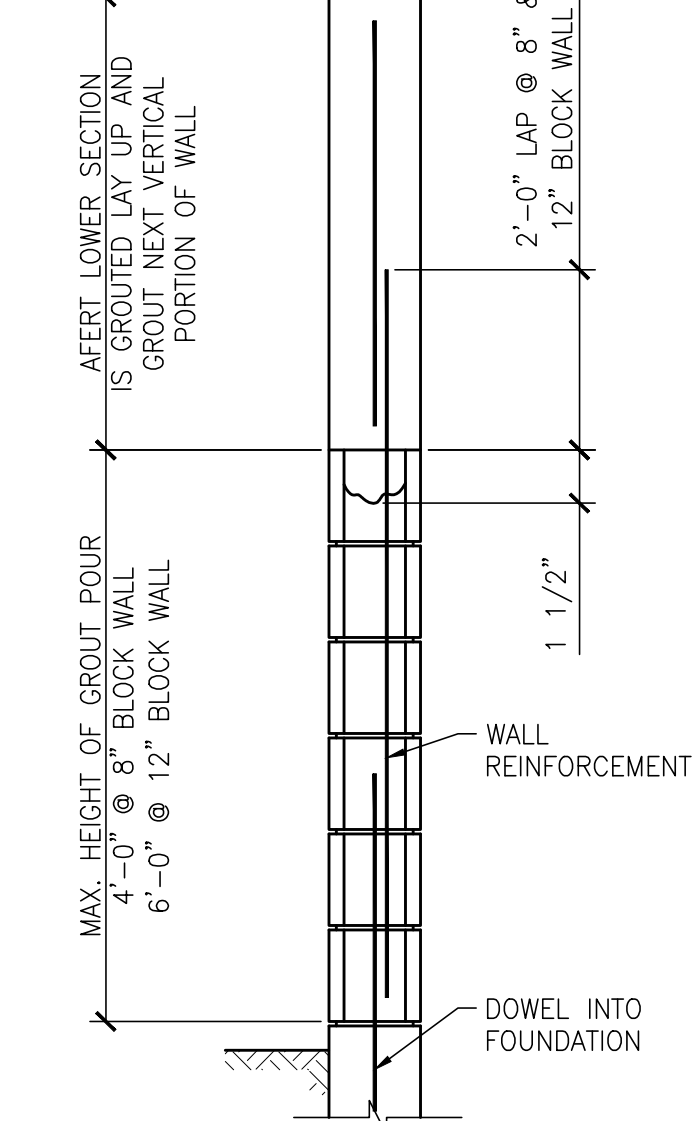
FOUNDATION SECTION DETAIL

SCALE: 3/4"= 1'-0"



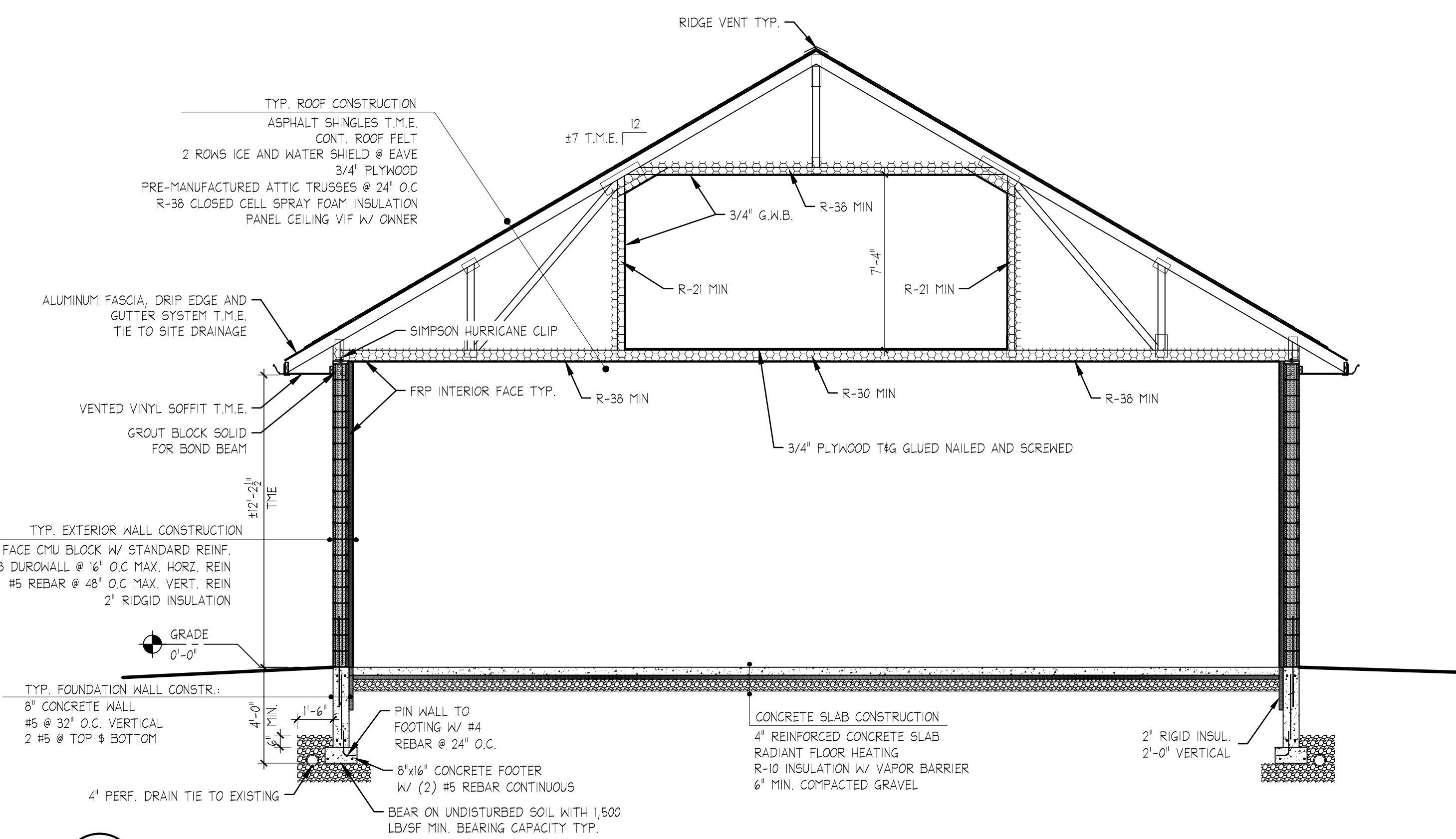
MASONRY CONTROL
JOINT @ CMU WALL

SCALE: N.T.S.



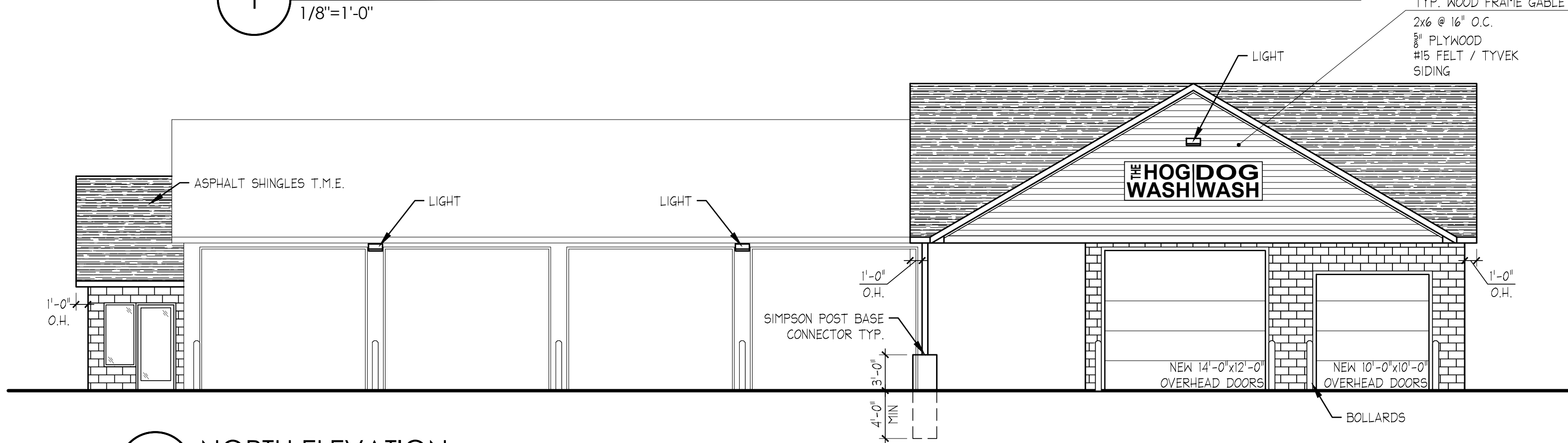
WALL SECTION DETAIL

SCALE: 3/4"= 1'-0"



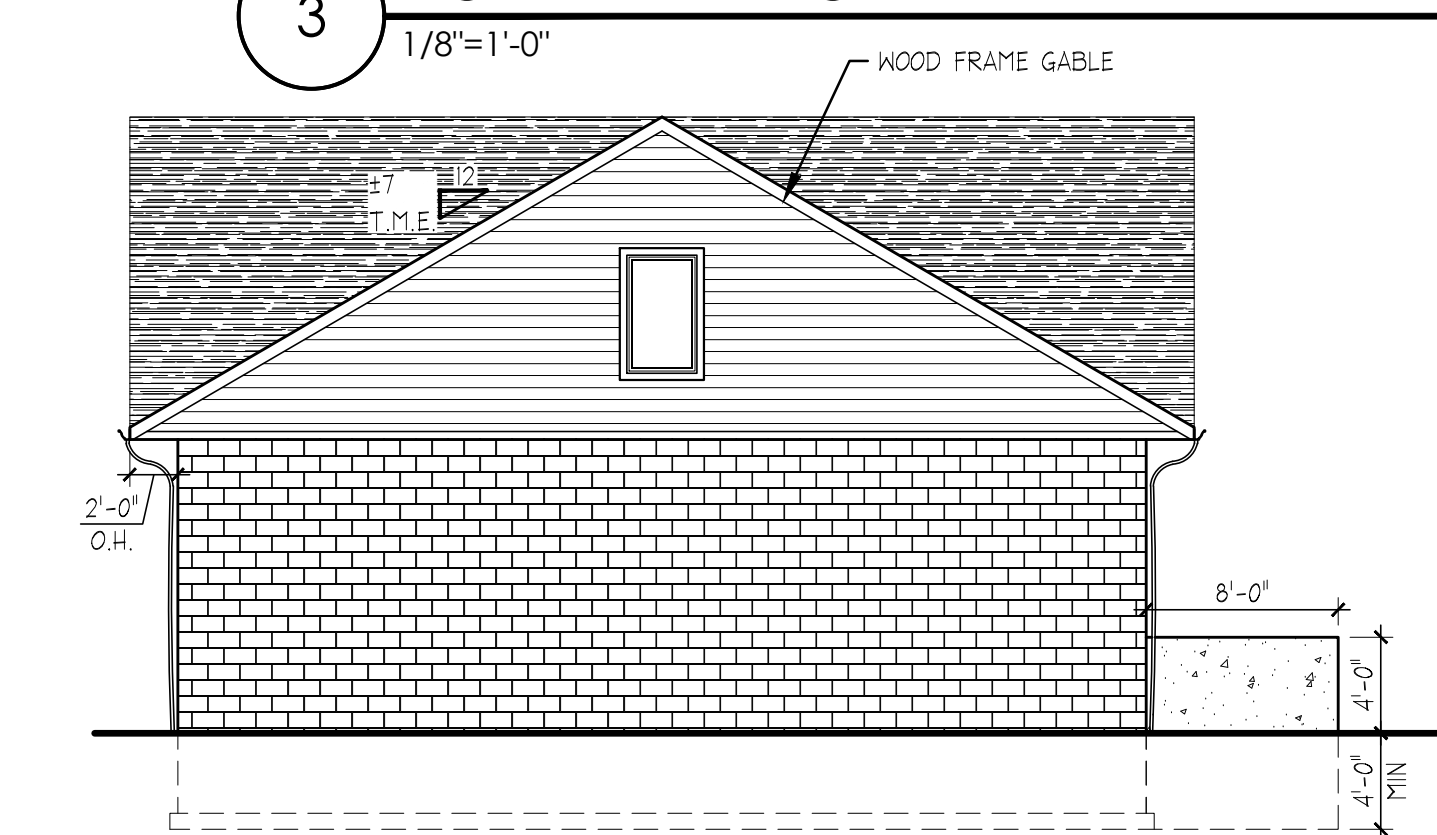
1 CAR WASH SECTION

1/8"=1'-0"



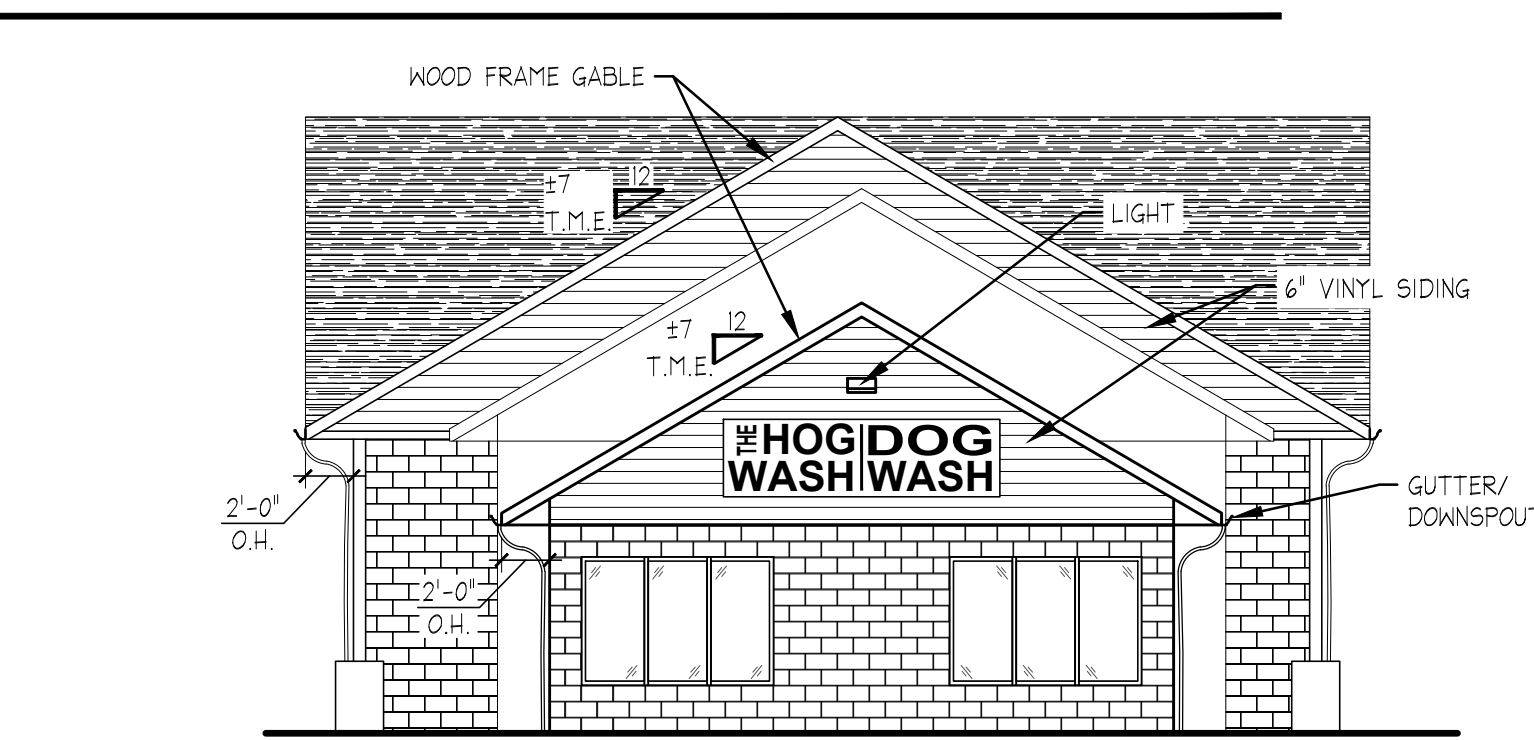
3 NORTH ELEVATION

1/8"=1'-0"



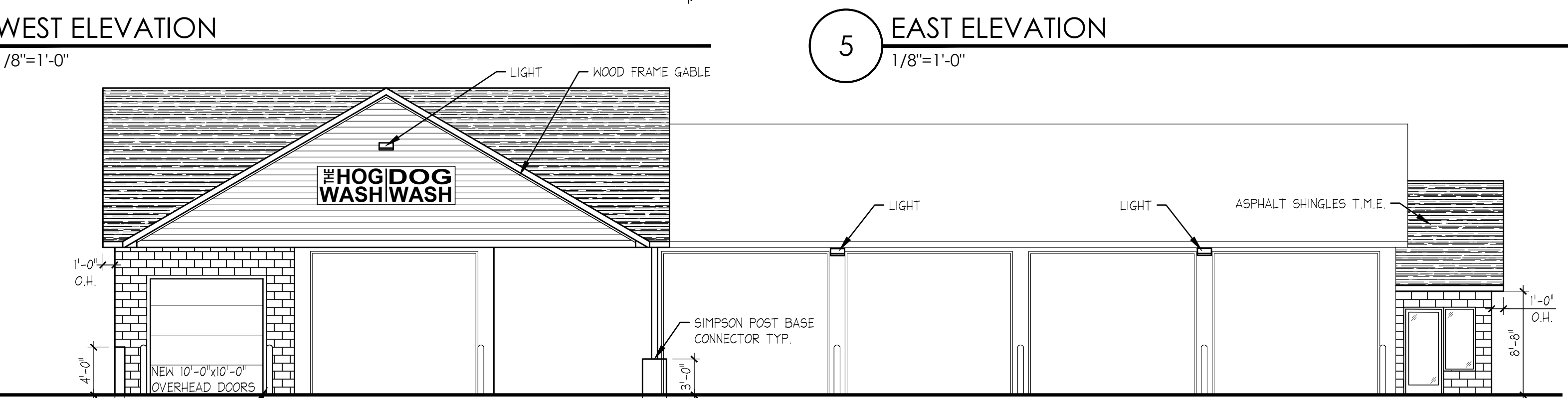
4 WEST ELEVATION

1/8"=1'-0"



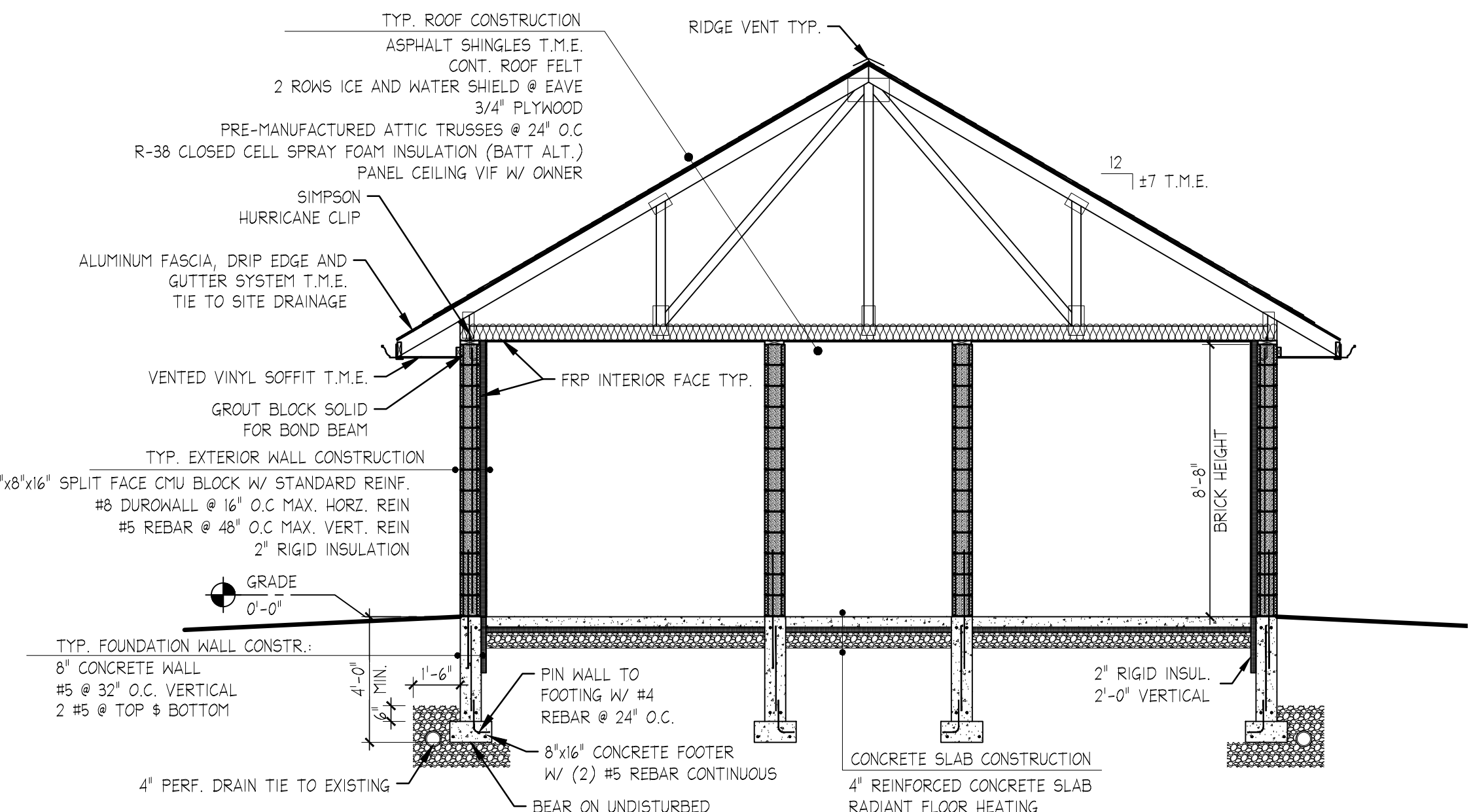
5 EAST ELEVATION

1/8"=1'-0"



6 SOUTH ELEVATION

1/8"=1'-0"



2 DOG WASH SECTION

1/8"=1'-0"



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SEAL:

NEW ADDITION FOR :

HOG WASH

7387 BOSTON STATE ROAD
HAMBURG, NY 14075

ISSUE

ISSUE DATE: 08/18/2025
PROJECT NUMBER: 25.78
SCALE: AS NOTED
DRAWN BY: JI
CHECKED BY: ALL

SHEET TITLE:
**ELEVATIONS
SECTIONS
DETAILS**

DRAWING NO:

A-3

Planning Board 2025-08-12
Meeting minutes - draft

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

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

1. CALL MEETING TO ORDER

Meeting called to order by 730pm

ROLL CALL

DR. LIEGL

MR. STRINGFELLOW

MS. SCHUTT

MR. STISSER

MS. YUHAS

DR. ZIARNOWSKI

2. NEW BUSINESS:

- a. 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)

MR. ZIARNOWSKI: We've been in and out for the last year. It just seems like we haven't seen you for a while.

ATTORNEY HOPKINS: April was the last time we're here.

MR. ZIARNOWSKI: Okay, and I had to remember if we did a public hearing and we did, so we're good there. So, tell us what has transpired since then.

ATTORNEY SEAN HOPKINS: Uh, good evening members of the Planning Board. Sean Hopkins, on behalf of the applicant AR Holdings LLC. Also with me are Andy Romanowski and Aaron Romanowski, as well as Doug Face the project engineer from Carmino and Design. As the chairman indicated, you held a public hearing in connection with the request for preliminary plat approval during the meeting on April 8th. Basically, what we're proposing is nine frontage lots only on property that's located at 0 Zimmerman Road. The site itself is approximately 22.7 acres in size to a large degree, as you can tell, it won't be developed. It's literally just the frontage of the Zimmerman Road. There's no new roadway, etc., proposed in connection with the project. Pursuant to your request, you did conduct a coordinated environmental review pursuant to SEQR. A Lead Agency letter was issued on your behalf on July 9th. The 30-day comment period on that expired on August 8th. It is important to note this is an unlisted action, which means it doesn't cross any of the thresholds what typically requires a more serious environmental review, which would be a type one action, which was set fourth and six NYCRR, part 6, 17.4. The only two comment letters that we're aware of are as follows. It was a comment letter issued by the Erie County Department Environment and Planning, and it really had only one issue of concern. It incorrectly stated that we are in Erie County Agricultural District number eight, which we are not. Doug has verified that fact and then number two, we did get a letter from LaBella Associates, of course your Consulting Engineer, had some very minor comments. The one comment of note is because of the anticipated sanitary sewer demand for this project; we will have to prepare a downstream sanitary sewer capacity analysis. That means we'll have to prepare a report confirmed to the satisfaction of both the Erie County Department of Health and the New York State Department of Environmental Conservation that, yes indeed, there is adequate downstream sewer capacity during a wet weather event, which is a half inch or more precipitation within a 24-hour period. We also did provide you with a copy of Wetland Investigation letter issued by Alex Malik of Earth Dimensions, as well as a no impact letter issued by the New York State Office of Parks, Recreation, and Historic Preservation. So, in light of all that, we're not asking you to actually approve the preliminary plat this evening. Give us a chance to respond to the comments we've received. We did prepare a comprehensive letter, but Doug and his team have some updated engineering to do. What we are asking you to consider is issuing a negative declaration. I think it's clear as day based on the evidence, we presented that this

project will not result in any potentially significant adverse environmental impacts. The reason why that determination is important to us is it's a prerequisite for other approvals. Approvals needed from the Erie County Water Authority, Erie County Division of Sewer Management, etc, etc,. So that's simply all we're asking for this evening. We think we've done our homework and provided you with excessive documentation. Of course, any members of the project team welcome any questions that any of you may have.

MR. ZIARNOWSKI: Thank you Sean. Questions from the board.

MR. STRINGFELLOW: One comment in your Environmental Impact statement, exhibit 2, page two, where it's looking at government approval, the second line says, City, Town or Village Planning Board or Commission, yes, you do need the town planning boards approved.

ATTORNEY HOPKINS: I believe that was noted.

MR. STRINGFELLOW: Because you filled it out as if it was yes, and the answer is, yes. I think somebody just put the check mark in the wrong box.

ATTORNEY HOPKINS: I got it. Yes, because we did list this town, obviously, as the lead agency, and ultimately, the jurisdiction over the request for the preliminary plat.

MR. ZIARNOWSKI: You're not going to put one by him (Mr. Stringfellow).

ATTORNEY HOPKINS: I know.

MR. ZIARNOWSKI: Anyone else?

MR. ZIARNOWSKI: A couple things on the engineering plan for the board. We're really not needing to nitpick the engineering plans per say because that's something between LaBella, who we trust and who we hired. We would hope that Labella would do their job thoroughly with the board. In past, we had some members that would argue for hours about the engineering plans that, which kind of out of his lane, I thought. So, unless somebody's terribly uncomfortable, and we'll get another view at that next time.

ATTORNEY HOPKINS: You will and before that, Doug will update the plans. There'll be an updated submission with new plans and that will also be provided to Dave Johnson of LaBella.

MR. ZIARNOWSKI: You're going to carry through on the project, Andy. I mean, it's your job.

MR. ROMANOWSKI: Yeah.

ATTORNEY HOPKINS: I want to make it clear. Alliance homes who will be building the houses here. This is not building for a third party. They are a home building company.

MR. ZIARNOWSKI: Is it by purchase or by speculation.

ATTORNEY HOPKINS: Custom.

MR. ZIARNOWSKI: If somebody said to you, I want my house moved 50 feet back, looking at those all in a row, what's the purpose of that? I know there are wetlands back there that are not a concern and there is also sewer.

MR. ANDREW ROMANOWSKI: Yes, Andrew Romanowski, Alliance Homes, Camp Road, Hamburg. To answer that question, there's some physical limitations to the property, which would preclude us from going way back. But we do like to stagger our houses intentionally. One strategy that we frequently use is to offset the neighboring houses by roughly half the width of the other ones. It gives us a little bit more privacy, and it gives us a little bit more relief. We're not after a cookie cutter type look.

MR. ZIARNOWSKI: The integrity of the wetlands, I know, it's not like DPC certified wetlands on the property, but there's still wetlands on the overlay map.

MR. ROMANOWSKI: Yes, and we're going to avoid those. That's part of the reasons that we, that I said, we're not going to have the option to go back a couple hundred feet because we're avoiding those wetlands.

ATTORNEY HOPKINS: There's a fairly large Federal Wetland area that our wetlands consultant pointed out. We're avoiding it.

MOTION: MR. ZIARNOWSKI: Okay, that's great. All right. Do you have anything else? Okay, I'm going to make a motion that we ask the SEQR for the negative declaration.

2ND BY: MR. STRINGFELLOW

ALL IN FAVOR (YES)

MR. ZIARNOWSKI: I am going to summarize. (Rather than listing a summary, dropped the actual document here).

PLANNING BOARD RESOLUTION – AUGUST 12, 2025 ZIMMERMAN ROAD SUBDIVISION

WHEREAS, the Town of Boston Planning Board has received a Preliminary Plat Application for the proposed development of a portion of 0 Zimmerman Road consisting of 22.7 acres that is zoned R-2 pursuant

to the Town of Boston Zoning Map as nine (9) lots for detached single family dwellings to be located on individual lots and site improvements (collectively the “Project”).

WHEREAS, the Planning Board held on a public hearing in connection with its review of the request for Preliminary Plat Approval for the Project during its meeting on April 8, 2025.

WHEREAS, in connection with the environmental review of the Project pursuant to the State Environmental Quality Review Act (“SEQRA”), the Project Sponsor submitted a completed Part 1 of the Full Environmental Assessment Form dated July 8, 2025 with Attachments A and B consisting of the following:

- Attachment A: Copy of the No Impact Determination Letter issued by R. Daniel Mackay of the NYS Office of Parks, Recreation and Historic Preservation (“SHPO”) dated April 1, 2025; and
- Attachment B: Wetland Investigation Letter prepared by Alex Molik of Earth Dimensions, Inc. dated April 3, 2024

WHEREAS, the Planning Board has determined that the Project is Unlisted Action pursuant to SEQRA since none of the impacts cross any of the thresholds for a Type I actions contained in the SEQRA Regulations.

WHEREAS, consistent with the Planning Board’s decision to conduct a coordinated environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”) and to seek lead agency status, a Lead Agency Solicitation Letter dated July 9, 2025 with project documentation was provided to involved and interested agencies and a project referral was also made to the Erie County Department of Environment and Planning (“ECDEP”).

WHEREAS, the thirty-day comment period for involved agencies to respond to the Planning Board’s request to be the designated lead agency for the coordinated environmental review of the Project pursuant to SEQRA expired on August 8, 2025.

WHEREAS, none of the involved agencies objected to the Planning Board’s request to the designated lead agency for the coordinated environmental review of the Project pursuant to SEQRA or expressed concerns that the Project may result in any potentially significant adverse environmental impacts.

WHEREAS, the Planning Board has received a comment letter issued by Colette McDonald of the ECDEP dated August 8, 2025 and a comment letter issued by David Johnson of LaBella Associates, the Town’s consulting engineering firm, dated July 23, 2025.

WHEREAS, the Project Sponsor has provided the Planning Board with documentation indicating that the Project Site is not located within New York State Certified Agricultural District, Erie County Consolidated Agricultural District No. 8.

WHEREAS, the comments in the letter issued by David Johnson of LaBella Associates dated July 23, 2025 do raise any concerns that the Project may result in any potentially significant adverse environmental impacts and the comments in this letter shall be addressed in connection with the pending request for Preliminary Plat Approval.

WHEREAS, the Planning Board has satisfied its substantial requirements pursuant to SEQRA in connection with the coordinated environmental review of the Project by identifying the potential adverse environmental impacts, taking a hard look at such identified impacts and issuing a reasoned elaboration in support of its issuance of a SEQRA Determination.

RESOLVED, the Planning Board hereby issues a Negative Declaration for the Project pursuant to SEQRA based on its determination that the Project will not result in any potentially significant adverse environmental impacts and authorizes the Planning Board Chairman to sign this resolution that was adopted by the Planning Board during its meeting on August 12, 2025.

Signature: _____ Print

Name: Paul Ziarnowski

Title: Planning Board Chairman

Okay, we'll take a vote.

ROLL CALL

DR. LIEGL – YES

MR. STRINGFELLOW – YES

MS. SCHUTT – YES

MR. STISSER – YES

MS. YUHAS - YES

DR. ZIARNOWSKI – YES

APPROVED

Thank you, thank you guys. Thank you.

ATTORNEY HOPKINS: We hope we'll be here next month.

MR. ZIARNOWSKI: See you next month if you guys are ready.

ATTORNEY HOPKINS asked MS. DESJARDINS for a copy of the resolution so that Doug could provide it to the agencies.

Signed copy provided to this applicant.

yeah, hey.

4. APPROVAL OF MINUTES - June

MR. ZIARNOWSKI: Are there any deletions, editions, or subtractions in the minutes.

MR. STRINGFELLOW: Page 2, it's me speaking, it says I have a question about those minutes. I was tempted to speak out earlier, and so on. The next line down, it says: do they have sufficient footage to meet the code. That should be frontage. And about three lines down, the meeting went into 25 surveys. Do you know where I am? I don't know where those words came from but if you just throw those words out, the rest of the sentence makes sense.

BOARD CLERK: I'll get it from you after if that's okay.

MOTION: MR. LIEGL made a motion to approve the June minutes with corrections, so noted.

2ND BY MR. STRINGFELLOW

ALL IN FAVOR (YES)

APPROVED

3. OLD BUSINESS

MR. ZIARNOWSKI: There's some new stuff. I talked to Jason the other day. It's about projects like this. So, a developer from out of town comes in and puts up nine buildings for about three quarters of a million dollars. What's the benefit to the town? Well, it's obviously tax based and years ago when you look at those studies, tax based, and the last study that I saw was from the 90s, and they said that the house doesn't pay for itself and cost of the community services. That's when a house with two or three hundred thousand dollars. So, we're talking, probably now three quarters of a million dollars, probably a little bit of money left over for the taxes. But other than that, they still look highway, they still have school, they still have everything else. And I said, wouldn't it be nice if they threw some of the local vendors a bone for doing business in the town. You can say, hey look, how about a consideration of getting some of your lumber supplies from Ruckers, for example. Of course, the attorneys get involved in it saying no, you can't do that, you can't even say that because you're going to get into trouble if you say something like that. We are not demanding it, that they can do it. I'm just putting a bug in his ear to think maybe, positivity, they would do it. It didn't fly but at least I tried. Second, thing is, if you have been driving around town, you'll probably notice a couple things. There's a new flashing LED sign by

the feed mill. He put it up by himself without any authorization. I don't know what's going to happen with that. The car wash is doing construction, and it never went to the Planning Board.

MR. STISSER: What are they doing?

MR. ZIARNOWSKI: They are pouring concrete.

MR. STISSER: To rebuild the whole thing?

MR. ZIARNOWSKI: I'm not sure, well, somebody knows.

MR. STISSER: No permits were drawn?

MR. ZIARNOWSKI: Yes, they were. So, Sarah and I are having a meeting tomorrow with Code Enforcement. Murf (CEO) used to say, hey. I don't know how many times a week I or Sarah would get a phone call from Murf where he has this coming down the line and what should we do with it. You need to see it, want to see it or whatever. So, now he (Bob Reed) has to go tell this guy to stop. We have to have Kelly/Code Enforcement secretary, to get the paperwork for submission up to the Town Board so they can put it on the agenda for next week.

MS. DESJARDINS: It's already done. It's already on.

MR. ZIARNOWSKI: So, that was kind of a goofy thing. Even though we have code enforcement, if you are driving around and see something, tell me. A couple things bugging me. There's a storage container on Backcreek Road sitting right in the middle of a guy's driveway, like an outbuilding. Well, first of all, it shouldn't even be there in the driveway. And second of all, Murf told me that storage containers are not acceptable as accessory buildings unless they are prettied up to make it look like an accessory building and not a storage container. We do have that in our code. Any builds are supposed to be in the context of the existing architecture of the area. So, putting up a steel storage container in the driveway doesn't fly but people are doing it. Third one on Back Creek, right across from Bonners, I don't know if you know where Bonners is on the hill, a big place. Some guy bought three acres right next to the creek, put up a shed, got all these signs: keep out, no driveway, on circuit camera. He put up a building illegally. Never got it permit.

MR. STISSER: Is that where it sits down?

MR. ZIARNOWSKI: Yeah. Never got a permit. He knows about it. I don't know what's going to happen.

MR. ZIARNOWSKI: That's all I got. Sarah, have anything?

MS. DESJARDINS: No.

MR. STRINGFELLOW: I was told years ago at a Planning Board meeting, I don't remember who it was and I'm not sure how true it is, but I was told that Orchard Park completely solved the problem of people building things without a permit by passing an ordinance that says: if you start construction without a permit, you must return the property to the condition that it was in before you started. Then you may apply for a permit.

MR. ZIARNOWSKI: That would be great. Next to the North Boston Garage, they did that, probably like 25 years ago. The guy built a foundation wall to close to the road, and he was going to build this thing in there and they made him tear it right out and then start over here. I think that'd be great. It's another thing to talk about. Because you know what, the guy at the feed store is going to get a slap on the wrist, this guy here is going to get a fine and a slap on the wrist. It's like, do whatever you want and ask for forgiveness later and pay a little bit of a fine. That's what's happening. So, yeah, you're absolutely right. That's a good comment to bring up.

MR. STISSER: Would that have to go into the code to be enforced?

MR. ZIARNOWSKI: Yes.

MR. ZIARNOWSKI: Do we have a town attorney?

MS. DESJARDINS: Yes, I worked with him in Hamburg. He feels like, unless we want him, he doesn't want to charge the town to be sitting there. If we ever want him, he'll come.

MR. ZIARNOWSKI: Town Board Liaison – Not present. Board Clerk – Nothing.

MOTION: MR. STRINGFELLOW: Motion to adjourn

2ND BY MR. ZIARNOWSKI

ALL IN FAVOR – YES

APPROVED

CLOSED: 7:51PM