

Planning Board March 10, 2026
Meeting Minutes – Draft

Attendees: Chairman Paul Ziarnowski, Elizabeth Schutt, David Stringfellow, Gary Stisser, James Leigl and Jay Jackson

Absent: Jessica Yuhas

Also in attendance were Sarah Desjardins, Town Planning Consultant, Town Attorney Ryan McCann, Planning Board Liaison Robert Penders and Margaret Derk, Board Clerk.

The meeting was called to order at 7:30 PM.

Public hearing - Carole Solina requesting preliminary plat approval of a 2-lot subdivision to be located at 8282 Cole Road

Chairman Ziarnowski declared the public hearing open. No one spoke.

Chairman Ziarnowski asked if the Board received any correspondence regarding this request. **Mrs. Desjardins** responded in the negative.

Chairman Ziarnowski declared the public hearing closed.

Chairman Ziarnowski made a motion, seconded by Ms. Schutt, to issue a **SEQR Negative Declaration**. All members voted in favor of the motion.

Mr. Stisser made a motion, seconded by Mr. Leigl, to grant **Preliminary Plat Approval** for the **Carole Solina** two-lot subdivision. All members voted in favor of the motion.

Julianne Galluzzi requesting preliminary approval of a 2 lot subdivision to be located at 6983 Ward Road

The applicant stated that she gave her son a portion of the property to build a house on and noted that there was an old house there that has been demolished. She stated that her son plans to construct a home on the newly created parcel. Mr. Ziarnowski complimented the applicant on the impressiveness of the submission, noting that it was the best the Board has received in quite some time.

Chairman Ziarnowski made a motion, seconded by Mr. Stisser, to schedule a public hearing to be held on April 14, 2026. All members voted in favor of the motion.

MCD Solution requesting Site Plan Approval of a storage area for Marksman Fence Inc to be located at 8219 Boston State Road

Mark Dobson, owner of MCD Solutions and Marksman Fence, stated that he would like to erect a black chain link fence for a storage area for the business and that eventually he will be constructing a building on the property for the fence business. He noted that the storage yard would be for his son's Marksman Fence material.

Chairman Ziarnowski stated that at this time the applicant is requesting Site Plan Approval of a storage yard and the applicant will have to come back for Site Plan Approval of the building when it is proposed later this year or early next year.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that the storage area would not be paved. He stated that there would be crushed concrete for the entrance way and the lot itself. He noted that he plans to take the topsoil off and replace it with the crushed concrete, noting that he would not interfere at all with the existing drainage.

Mr. Dobson stated that the driveway would come out onto Tom Drive and noted that he owns the property between the beauty salon and the People Incorporated home. He further stated that he plans to have tractor trailers enter the storage yard in that area between the two buildings and have them exit onto Tom Drive. He stated that this would not interfere with Boston State Road.

Chairman Ziarnowski asked Mr. Dobson if the storage area would be lit. Mr. Dobson responded that it would be lit and Chairman Ziarnowski advised him that a lighting plan would be required. He noted that the Planning Board cares about the lights and where they would be positioned, noting that they must be shielded inward.

It was determined that the applicant does not plan to light the site until the building is constructed.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that when the foliage is in, the house northeast of this site cannot even be seen. Chairman Ziarnowski noted that the foliage is off six (6) months out of the year.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that the fence would be a 6-foot chain link commercial fence.

Chairman Ziarnowski asked about the possibility of a solid fence and Mr. Dobson responded that the problem with solid fencing is that it is not commercial fencing. He stated that a residential fence will not last but that he could install slats in the fence if the adjacent residents would like. He noted that he would only want to put the slats in along the section of the fence that faces the northern residential property.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that the business would be storing dump trucks, material, etc. in the storage yard and that the dump trucks are eight to nine feet high. Chairman Ziarnowski asked what good a six-foot high fence would be if the trucks are taller than that. Mr. Dobson responded that

the fence would be there to keep people out of his property. He stated that he wants to make sure things are secure and does not want to let people know what is inside the fenced area. He stated that this is why the storage area would be over 200 feet from the road.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that he cannot put a gate up on Tom Drive because the man who lives in the back along the power line must get through there.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that there may be tractor trailer deliveries occasionally, but most of the fence company's jobs are commercial jobs where materials are delivered right to the site. He stated that this site will be where his son can drop off the trucks and his crew can get in there. He noted that anyone walking down Boston State Road, even if they walked up Tom Drive, would not be able to get into the storage area at all.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that he understands that he will have to go through Erie County to get the culverts extended to accommodate the trucks.

Mr. Dobson stated that when he put the offer on the property, it was contingent upon successfully getting a use variance from the ZBA, which he did. He stated that he is trying to figure out what he is going to do long term as far as the building is concerned, but the immediate need that he has right now is the approval of the fence for the storage yard. He noted that his son is running the business out of his house, which is not in Boston, and the business has grown exponentially over the last two (2) years. He stated that he would like to give the Town a presentation for the entire project, but he is not sure where the building is going to go or how big it will be.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that he is planning on having an office in the future building.

Chairman Ziarnowski advised Mr. Dobson that the town engineer will be reviewing the Site Plan for the eventual building on the site when plans are submitted.

Mr. Dobson noted that he plans to construct a berm when the building is constructed in the area of Tom Drive and the existing trees on the site will remain. He noted that the berm will be flat on top and he plans to plant pine trees there.

It was determined that there were no conditions associated with the granting of the use variance by the ZBA to allow this use in a C-1 zoning district.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that he plans to install

a split rail cedar fence along the rear and south side of the adjacent salon property and there will be a gate on the south side of that property up to the People Inc. site so that no one can drive into that area.

In response to a question from Chairman Ziarnowski, Mr. Dobson stated that he has not contacted the people who live in the home northeast of the site, but he plans on doing that.

Mr. Dobson described the types and sizes of trucks that would be stored in the storage yard.

Chairman Ziarnowski made a motion, seconded by Mr. Stisser, to recommend that the Town Board approve the submitted Site Plan for a storage yard and fencing with the stipulation that there is to be no lighting and no change in grading, and that the applicant will request Site Plan Approval of the building at the appropriate time. All members noted in favor of the motion.

Board members discussed what type of buffering is most appropriate along the site's northeast property line and recommended either slats in the fence or pine trees.

Planning Board to discuss requested changes to the Boston Town Code regarding minimum residential lot sizes

Mr. Richard Hawkins spoke in favor of increasing the minimum lot sizes in the Town of Boston for all subdivisions to approximately 3/4 acre with 200 foot minimum road frontages.

A lively discussion was held with numerous opinions given and it was agreed that this topic will be revisited at the Planning Board's April 14, 2026 meeting.

_____ made a motion, seconded by _____ to approve the 2026 Planning Board minutes. All members voted in favor of the motion.

_____ made a motion, seconded by _____ to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at _____.