

Planning Board
June 9, 2026
Meeting Minutes - Draft

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

Also in attendance were Planning Consultant Sarah Desjardins and Board Clerk Margaret Derk

The meeting was called to order at 7:30 P.M.

Todd Schunk - Requesting Preliminary Approval of a two-lot subdivision to be located on vacant land, west side of Boston State Road, north of Deanna Drive

Todd Schunk, applicant, stated that he would like to subdivide this property in order to construct a home on one (1) lot and allow another family member to possibly build on the other lot in the future.

In response to a question from Chairman Ziarnowski, Mrs. Desjardins stated that both proposed lots conform to all zoning regulations.

Chairman Ziarnowski stated that the required public hearing will be held on this request on July 14, 2026.

Linwood H Estates, LLC - Requesting a Change in Use to office space at 8965 Boston State Road

Alex Laks, applicant, stated that he is requesting a Change in Use for the existing building on this property to allow him to operate a residential and commercial property management business.

In response to a question from Chairman Ziarnowski, Mr. Laks stated that his residential and commercial property management business involves mostly office work. He noted that his business does have equipment such as skid steers, trailers, etc. and he did construct an eight-foot high fence for an area where that equipment can be kept out of sight.

In response to a question from Chairman Ziarnowski, Mr. Laks stated that he met the former Supervising Code Enforcement Official at the site and was given a verbal okay to construct the existing fenced-in area and store another sub-leased business's dumpsters there, as well as his own equipment.

Chairman Ziarnowski advised Mr. Laks to get approvals for that sort of thing in writing in the future. He noted that per the Town Code, the storage of equipment is not permitted

in the C-1 zoning district, which is what this property is zoned, and the storage of dumpsters is also not permitted.

Chairman Ziarnowski further advised Mr. Laks that in the C-1 zoning district there cannot be more than one (1) business on a property, so a use variance would be required to allow him to continue to store another business's dumpsters on the property. He noted that obtaining that use variance could be difficult because Mr. Laks would have to show a hardship that he does not have.

Chairman Ziarnowski asked Mr. Laks to clean up the paperwork end of things with the Code Enforcement department so that he has the documentation that allows him to do what he is currently doing on the property.

Mr. Laks noted that the building on his property was previously used as an attorney's office, as well as a daycare facility. He further stated that he has complied with every request he has received from the Town of Boston and has spent a large amount of money improving the property. He stated that he would really not want to wait the number of months it would take to get a variance to allow the storage of the dumpsters and that he is ready to move in now.

Mrs. Desjardins clarified that the use variance would only be to allow the storage of the dumpsters on the property and would not affect his ability to move his business into the building assuming the Town Board approves the requested Change In Use.

It was determined that this request would be tabled and revisited on July 14, 2026.

Matt Kolodziejczak - Requesting Site Plan Approval of a proposed new office building to be located at 7631 Zimmerman Road

Matt Kolo, applicant, stated that he would like to construct a new office building on the property.

Chairman Ziarnowski noted that years ago this property was rezoned from residential to C-2 and that there were conditions and stipulations attached to the rezoning. He stated that subsequently Mr. Kolo purchased the property.

Mr. Kolo stated that he has a letter from former Code Official Ferguson giving him permission to operate his business on that property.

Chairman Ziarnowski stated that over the years there has been discussion between Mr. Kolo and the Town of Boston regarding what he can and cannot do on this property. He stated that he would like to get this cleaned up so that what Mr. Kolo does on the site is known and approved by the Town so that there is a paper trail.

Chairman Ziarnowski noted that the Planning Board received a letter from Town Attorney Ryan McCann indicating that, although there may be questions regarding the rezoning of this site years ago, it cannot be undone.

Chairman Ziarnowski stated that he would like the Code Enforcement department to meet with Mr. Kolo, review what operations are conducted on the property and provide documentation that he is in compliance with the C-2 zoning requirements of the Town of Boston.

In response to a question from Chairman Ziarnowski, Mr. Kolo stated that it is true that he does not have his own water service on the property and that he can definitely change that situation so that he is getting his own water service.

Chairman Ziarnowski asked Mr. Kolo to provide a more detailed site plan for the Board's next meeting.

Bob Reed, Code Enforcement Official, stated that Mr. Kolo will have to provide a site plan to him that shows elevations, as well as a fence around the property.

Mrs. Desjardins noted that the Mr. Kolo's site plan does include a fence around part of the site.

It was determined that this request would be tabled and revisited on July 14, 2026.

Ms. Yuhas made a motion, seconded by Mrs. Schutt, to approved the May 2026 minutes. All members voted in favor of the motion.

Mr. Stringfellow made a motion, seconded by Ms. Yuhas, to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at approximately 8:30 P.M.