

Meeting took place in Town Hall Court Room

**PRESENT:** Paul Ziarnowski, Chair  
James Leigl  
David Stringfellow  
Tara Lowry  
Gary Stisser  
Jay Jackson, Alt.

**ABSENT:** Elizabeth Schutt, David Bowen  
Sarah Desjardens, Planning Consultant

**OTHERS:** Sean Costello, Board Attorney  
Jennifer Lucachik, Board Interim Clerk

Board Chair called meeting to order at 7:30pm.

**PUBLIC HEARING Mr Mulawka, 7170 Cole Rd Minor Subdivision**

- Chairman Ziarnowski noted that the SEQR review, submitted by Town Attorney, Sean Costello, is Type 2 Action and not subject for review under SEQR.
- No statements from the public received via correspondence; no response from floor, for or against the Application.
- Hearing was closed.
- Mr Liegl made a motion to approve the SEQR, Mr Stisser, seconded. All in favor – yes.
- Mr Liegl made a motion to approve the Application, Mr Jackson seconded. All in favor – yes.
- Application approved.
- Chairman Ziarnowski requested the Board Interim Clerk to send a letter to the applicant informing him of the approval.

**PUBLIC HEARING Mr Telaak, 0 Deanna Drive Minor Subdivision**

- Chairman Ziarnowski noted that the SEQR review, submitted by Town Attorney, Sean Costello, is Type 2 Action and not subject for review under SEQR.
- No statements received via correspondence; no response from the floor, for or against the Application.
- Hearing was closed.
- Mr Jackson made a motion to approve the SEQR, Mr Stisser, seconded. All in favor – yes.
- A discrepancy was identified on the survey; Mrs Baker (present) will have the survey adjusted for the next Planning Board meeting – to reflect 1.52 acres per lot.

New Business - presentations

**Gary Shore, Preliminary plat for 2-lot subdivision**

- Mr Shore presented: requesting Preliminary Plat approval of a two-lot subdivision to be located at 7548 Eddy Road.
- Non-conforming lot with a house on Eddy Rd near Cole Road; 3-acre zoning

- No additional house per Mr Shore's statement, not their intention
- Chairman Ziarnowski suggested a Deed restriction
- Proposal would make both lots out of code, not enough frontage
- Mr Shore suggested to add acreage, but one lot would still not conform
- Chairman Ziarnowski state that Planning board would not allow a vote for his request
- Preliminary plat – if PB votes to schedule Public hearing
- Mr Stringfellow asked to clarify, he's not sure where his lot is, noted "buffer zone"
- Mr Jackson suggested to put together with 40-acres
- Can't have 2 houses, regardless of lot size
- Planning board wouldn't approve the buffer that the applicant is after; suggested not to sell it; future, knock house down, then subdivide
- Planning Board denied application.

### **Wetzel Development, Cluster subdivision**

- Sean Hopkins & Glen Wood presented: requesting review of a proposal to construct a cluster subdivision, Zoned R2, 24-acres; no change regarding number of lots, minimum 25% open space, but with the new proposal it would now be 39% open space. Less roadway for the town to maintain
- This is on vacant land as an extension of Deanna Drive, which the Town of Boston's Planning Board had previously approved a traditional subdivision on this site.
- Mr Stringfellow asked why do you want to change the previous approved plat? Mr Hopkins replied: a lot of roadway, lot depth 125', difficult with a rear yard, proposing a buffer and deeper lot
- Discussed definition of cluster as a code addendum, 123-141
- Mr Stringfellow proposed open space, you can't build on it. Mr Hopkins suggested a walking path, paid for by the Homeowner's Association
- Chairman Ziarnowski asked the Town Highway Superintendent, Mr Telaak, who was in the audience about the road way. If not Town road then the Town isn't responsible for maintaining or managing it.
- Mr Wood noted about the stormwater will have a better management system then the previous one; with bio-retention, treats water into soil, dry-retention /temporary storage, it's designed to be mowed.
- Chairman Ziarnowski suggested since this is the first Cluster housing we should make this a show-piece.
- Mr Wood noted more pedestrian walking path, dog park, path to get to woods vs cutting through people's yard
- PB member asked what was blocked out – Mr Wood said nothing, noted it was a printing issue.
- Mr Wood also noted that they'll be providing emergency access; and that the houses will be different, customized, not the same; smallest 1500-1600 sqft, about \$300,000, all the same set back; not rentals; same builder as in sub-division on Boston State Road called Stone Ridge, across from 18-Mile Creek Golf Course; the houses in Boston will have basements
- Mr Hopkins asked for general consensus, to come back with design suggestions as discussed
- Mr Liegl noted that he likes the new proposal vs the previous one

Approval of Minutes: no minutes to review at this time

Board Member Elections

- Post-poned. Chairman Ziarnowski admitted that he'd like to step down from Chair, still be an active member; wanted to put that idea out there for members to ponder.

Old Business – none

Reports:

Planning Consultant: No report

Town Board Attorney: No report

Town Board Liaison: Interviews scheduled for Board Part-time Clerk position, which would encompass

Board Clerk: Hiring a second part-time Code Enforcement Officer

Chairman Ziarnowski made a motion to adjourn, which was seconded at 8:40pm.

