



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

SEAN W. COSTELLO
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

May 14, 2024 at 730pm

Town Hall – Court Room

- 1) Call Meeting to Order
- 2) Approval of Minutes
March meeting
- 3) Old Business
 - a. none
- 4) New Business
 - a. Kevin Monaco – Requesting Planning Board input on a proposal to construct a 12,000sqft building to be used for storage and rental at 7040 S Abbott Rd.
- 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
Fax (716) 941-3677

NUTRITION PROGRAM
(716) 941-5773

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Planning Board 2024-02-13
Meeting minutes

Attendees: Dr. Paul Ziarnowski, Dr. Jim Liegl, David Stringfellow, Gary Stisser, Jay Jackson, Arlene Weiss, Jessica Yuhas, Planning Board Consultant Sarah DesJardins

Absent: Town Liaison Jennifer Lucachik, Attorney Sean Costello

1. CALL MEETING TO ORDER

Meeting called to order by 730pm

2. APPROVAL OF MINUTES

Motion made to approve the December 2023 meeting minutes by Ms. Weiss.

2nd by Mr. Stringfellow

APPROVED

Motion made to approve the January 2024 meeting minutes by Dr. Liegl

2nd by Mr. Stisser

APPROVED

3. OLD BUSINESS:

- a. Public Hearing – Boston Valley Elementary School – Requesting Preliminary Plat Approval of a 2-Lot subdivision to be located on Back Creek Rd and Zimmerman Rd.

Mr. Andy Gow with Nussbaumer and Clarke representing the applicant. Nothing has changed since the meeting a month ago. The applicant is sub-dividing the property into two parcels. One will be 14 acres which is where the school is located. The other property will be approximately 23 acres. Nothing is being done with the property currently. This is just for a sub-division. Ultimately, the property will be sold and the new owner would come in front of this board with the plan.

Dr. Ziarnowski advised that there are two motions needed. First motion is to accept the SEQR. This was ready by Dr. Ziarnowski.

**TOWN OF BOSTON PLANNING BOARD
SEQR REVIEW AND APPROVAL FOR TWO LOT SUBDIVISION,
HAMBURG CENTRAL SCHOOL DISTRICT, 7476 BACK CREEK ROAD**

WHEREAS, Hamburg Central School District has submitted an application, including a survey dated November 22, 2023, for the subdivision of a 36.78-acre parcel at 7476 Back Creek Road (SBL# 211.03-3-12) into two individual lots, one of 22.72 acres in size and one of 14.06 acres in size, in Boston, New York; and

WHEREAS, the Town of Boston Planning Board has plenary authority for subdivision approvals in the Town, and has reviewed the environmental impact of the proposed project at its February 13, 2024, meeting; and

WHEREAS, the Planning Board has duly considered the survey and other information provided by the applicant, including a Short Environmental Assessment Form, the criteria for determining significance set forth in 6 N.Y.C.R.R. § 617.7(c) of the State Environmental Quality Review Act ("SEQR"), and such other information deemed appropriate; and

WHEREAS, the Planning Board has identified the relevant areas of environmental concern, has taken a hard look at these areas, and has made a reasoned elaboration of the basis for its determination; and

WHEREAS, the proposed action is classified as Unlisted with respect to SEQRA; and

WHEREAS, Unlisted actions are subject to environmental review under SEQRA; and

WHEREAS, the Town of Boston Planning Board is the only involved or interested agency with regard to SEQRA; and

WHEREAS, the Planning Board may determine to act as Lead Agency with respect to the environmental review of the project as it has final authority to approve or disapprove subdivision plats; and

WHEREAS, there are no other involved agencies, so the environmental review can be uncoordinated; and

WHEREAS, the Planning Board hereby has determined that the project will not have a significant adverse impact on the environment; and

WHEREAS, the Planning Board has determined that the proposed subdivision is authorized pursuant to the Town Code and meets the requirements thereof, including minimum lot size for the applicable zoning district;

NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board of the Town of Boston declares itself as Lead Agency with respect to the environmental review of the project; and

IT IS FURTHER RESOLVED, that the Planning Board of the Town of Boston hereby makes a negative declaration pursuant to the State Environmental Quality Review Act for Hamburg Central School District's proposed subdivision of a 36.78-acre parcel at 7476 Back Creek Road (SBL# 211.03-3-12) into two individual lots, one of 22.72 acres in size and one of 14.06 acres in size, as shown on the survey submitted by the applicant dated November 22, 2023; and

IT IS FURTHER RESOLVED, that the Planning Board of the Town of Boston hereby approves the proposed subdivision of a 36.78-acre parcel at 7476 Back Creek Road (SBL# 211.03-3-12) into two individual lots, one of 22.72 acres in size and one of 14.06 acres in size, as shown on the survey submitted by the applicant Hamburg Central School District dated November 22, 2023.

Motion made to approve the SEQR letter by Mr. Stringfellow
2nd by Mr. Jackson

APPROVED

Motion made by the Planning Board here by approves the proposed sub-division of a 36.78-acre parcel at 7476 Back Creek Road (SBL# 211.03-3-12 into two individual lots, one of 22.72-acres in size and one of 14.06 acres in size, as shown on the survey submitted by the applicant Hamburg Central School District dated November 22, 2023.

Motion to accept the sub-division made by Mr. Jackson
2nd by Mr. Stisser

APPROVED

Motion passed

4. NEW BUSINESS

Dr. Ziarnowski had a lengthy update to the Board about a pending Dollar General application.

5. REPORTS

Planning Consultant/Ms. DesJardins – Short Term Rental Law was the subject of a Public Hearing with the Town Board. There were not any unruly comments. It most likely will be passed.

Town Attorney/Sean Costello – Not present

Town Board Liaison/Ms. Lucachik – Not present

Board Clerk – Nothing to share

6. Motion made to adjourn

Motion made to adjourn the meeting at 759pm by Mr. Stringfellow

2nd by Mr. Stisser

APPROVED

DRAFT COPY

SP-1

SITE PLAN

MONACO GARDEN CENTER
(BOSTON PRODUCE)
 NEW BUILDINGS
 7040 SOUTH ABBOTT ROAD
 BOSTON, NEW YORK



DATE: 08/14/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

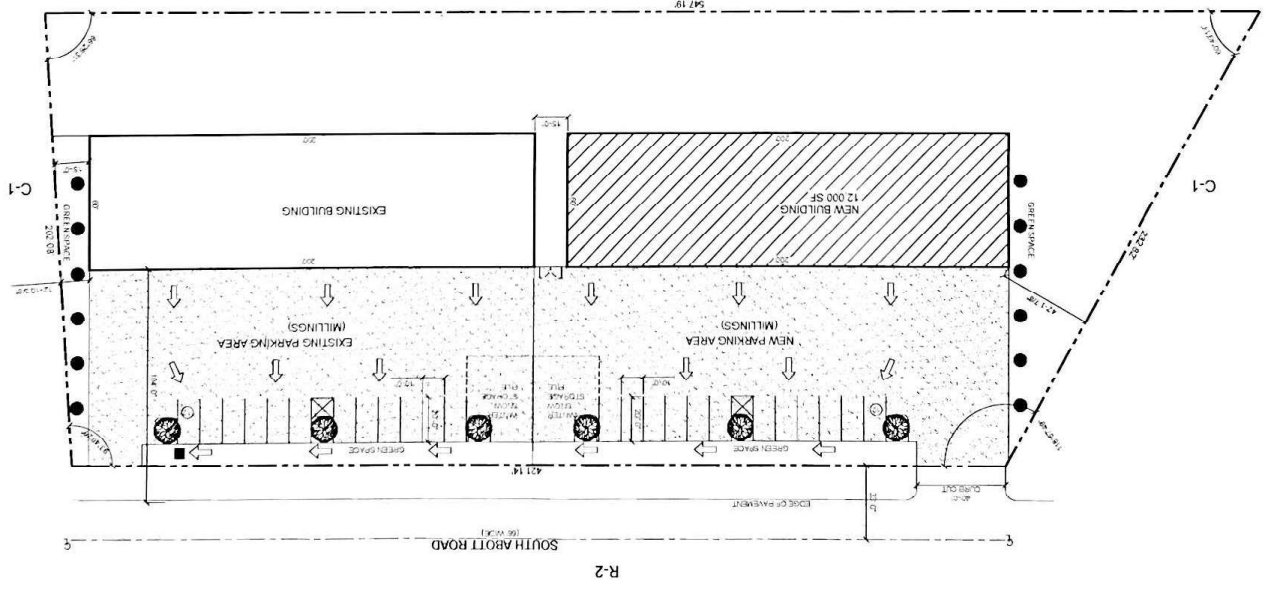
SCALE: AS SHOWN
 SHEET NO: SP-1 OF 2

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 08/14/2018 |
| 2 | REVISED | |
| 3 | REVISED | |
| 4 | REVISED | |
| 5 | REVISED | |
| 6 | REVISED | |
| 7 | REVISED | |
| 8 | REVISED | |
| 9 | REVISED | |
| 10 | REVISED | |



LANDSCAPE PLANTINGS

| | |
|--|--|
| | TREE (DECIDUOUS PEAR GALLERY CLEMENS SELECT) |
| | SHRUB (HYDRANGEA, CORYMPHOSUS AND NORWAY) |



SITE PLAN
 08/14/2018

C-1

R-2