

AGENDA
REGULAR BOARD MEETING - TOWN OF BOSTON
August 19, 2026 – 7:30 P.M.

ITEM NO. I PRELIMINARY MATTERS

1. Call Meeting to Order
2. Roll Call
3. Pledge of Allegiance and Opening Prayer
4. Other Preliminary Matters

ITEM NO. II REGULAR BUSINESS

1. Correction and Adoption of the Minutes from July 15, 2026
2. Consideration of all Fund Bills

ITEM NO. III CORRESPONDENCE

1. Town Clerk's Report for July 2026
2. Dog Control Officer Reports July 2026
3. July Income Statement & Cash Balances
4. NYSEG and RG&E Deliver Improved Customer Service Results, Exceed Key Performance Benchmarks
5. Penflex – Boston Emergency Squad LOSAP 2025 Annual Report
6. Dispatch Call Summary Reports – April, May, and June 2026
7. Letter of resignation from Daniel Novoa MEO Highway
8. Letter from Director on behalf of Boston Free Library Association
9. 2027 Budget Schedule
10. Application for Use of Meeting Facility – Supervisor Keding, Erie County DMV
11. Application for Use of Meeting Facility – Budget Director Ellie Pericak, Budget Presentation

ITEM NO. IV NEW BUSINESS

1. Requests from the Floor (3-minute time limit per person)
2. Public Hearing - Linwood H Estates, LLC, 8965 Boston State Road, Change in Use
3. Resolution 2026 – 56 Approving Change in Use Linwood H Estates, LLC – 8965 Boston State Road
4. Resolution 2026 – 57 Amending 2026 Budget to Properly Account for Insurance Recoveries

5. Resolution 2026 – 58 Authorizing Repair of Trooper Barracks Defective HVAC Compressor
6. Motion to Update Mileage Reimbursement Rate from \$0.725 to \$0.76 in conjunction with IRS update
7. CCD Property Management, LLC, Mobile Home Park License Approval
8. Approve Boston Fire Company Drive Thru Dinner Fundraiser request
9. Zoning Board of Appeals member Pam Zylinski request to attend Training
10. Schedule Public Hearing Matt Kolodziejczak, 7631 Zimmerman Road, Site Plan Approval of a proposed new office building (September 16th Town Board Meeting)

ITEM NO. V OLD BUSINESS

ITEM NO. VI REPORTS AND PRESENTATIONS

1. Highway Superintendent
2. Councilmembers
3. Town Clerk
4. Supervisor

ITEM NO. VII ADJOURNMENT OF MEETING

1. Adjournment of Meeting

REGULAR BOARD MEETING
AUGUST 19, 2026

TOWN HALL
7:30 P.M.

Present: Supervisor Jason Keding, Councilwoman Kelly Martin, Councilman Robert Penders, Councilwoman Kathleen Selby, and Councilman Max Stephan.

Also Present: Highway Superintendent Robert Telaak, Attorney for the Town Ryan McCann, Town Clerk Sandra Quinlan.

Supervisor Keding called the meeting to order at 7:34 pm.

Pledge of Allegiance.

Deacon Robb Ciezki, St. John the Baptist Catholic Church, opened the meeting with a prayer.

Supervisor Keding stated there are no other Preliminary matters.

Supervisor Keding read the Public Hearing Notice:

Please take Notice that the Boston Town Board has scheduled a Public Hearing for 7:35 P.M. on Wednesday, August 19, 2026 at Boston Town Hall, 8500 Boston State Road, Boston, NY on a request by Linwood H Estates, LLC for approval of a Change in Use to office space at 8965 Boston State Road, Boston, NY. All persons interested in the matter shall be heard for or against at such time and place or may file written comments or objections with the Town Clerk until 4:00 P.M. on August 19, 2026.

Dated: July 15, 2026	Published: July 30, 2026
By Order of the Town Board	Sandra L. Quinlan, Town Clerk
An Equal Opportunity Provider & Employer	

Supervisor Keding stated the public hearing is open for public comment.

The following persons were heard:

Richard Hawkins
Pam Zylinski
Alex Laks

Supervisor Keding stated the public hearing is closed.

Regular business:

A motion was made by Councilwoman Selby and was seconded by Supervisor Keding to approve the minutes of the July 15, 2026 regular meeting.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes

Carried

A motion was made by Councilman Penders and was seconded by Councilwoman Martin upon review by the Town Board, that fund bills in the amount of \$361,697.97 be paid.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

Supervisor Keding stated the following has been received and filed under correspondence:

Town Clerk's Report for July 2026

Dog Control Officer Reports July 2026

July Income Statement & Cash Balances

NYSEG and RG&E Deliver Improved Customer Service Results, Exceed Key Performance Benchmarks

Penflex – Boston Emergency Squad LOSAP 2025 Annual Report
Dispatch Call Summary Reports – April, May, and June 2026

Letter of resignation from Daniel Novoa MEO Highway

Letter from Director on behalf of Boston Free Library Association

2027 Budget Schedule

Application for Use of Meeting Facility – Supervisor Keding, Erie County DMV

Application for Use of Meeting Facility – Budget Director Ellie Pericak, Budget Presentation

New business:

Requests from the Floor:

Supervisor Keding stated the floor is open for public comment.

The following persons were heard:

Richard Hawkins

Joanne Bonsack

Deputy Miller, Community Engagement Team, Erie County Sheriff's Office

Supervisor Keding stated the floor is closed.

A motion was made by Councilwoman Martin and was seconded by Councilwoman Selby,

RESOLUTION 2026 - 56

**APPROVING CHANGE IN USE
LINWOOD H ESTATES, LLC - 8965 BOSTON STATE ROAD**

WHEREAS, Linwood H Estates, LLC has submitted a request to the Town of Boston for approval of a Change in Use for the property located at 8965 Boston State Road, Boston, New York, to permit the use of the premises as office space; WHEREAS, the request was referred to and reviewed by the Town of Boston Planning Board; and

WHEREAS, at its meeting held on July 14, 2026, the Planning Board voted to recommend that the Town Board approve the requested Change in Use; and

WHEREAS, following the Planning Board's recommendation, the Town Board scheduled a public hearing on the requested Change in Use for August 19, 2026 at 7:35 p.m. at the Boston Town Hall, 8500 Boston State Road, Boston, New York; and

WHEREAS, notice of said public hearing was duly published advising all interested persons that they would have an opportunity to be heard for or against the requested Change in Use; and

WHEREAS, the Town Board conducted the duly noticed public hearing on August 19, 2026, at which time all persons wishing to be heard concerning the application were afforded an opportunity to be heard; and

WHEREAS, the Town Board has considered the application, the recommendation of the Planning Board, and all comments and information presented in connection with the public hearing; and

WHEREAS, after due consideration, the Town Board finds that the requested Change in Use to office space at 8965 Boston State Road is appropriate and should be approved;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Boston hereby approves the request of Linwood H Estates, LLC for a Change in Use to office space at the property located at 8965 Boston State Road, Boston, New York; and be it further

RESOLVED, that this approval is limited to the Change in Use described in the application and considered by the Town Board, and shall be subject to compliance with all applicable provisions of the Town of Boston Code and all other applicable federal, state, and local laws, rules, regulations, permits, and approvals; and be it further

RESOLVED, that the Town Clerk and other appropriate Town officials are hereby authorized to take such actions as may be necessary to effectuate this Resolution.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes

Carried

A motion was made by Councilwoman Selby and was seconded by Councilman Penders,

RESOLUTION 2026 - 57

**AMENDING 2026 BUDGET TO PROPERLY
ACCOUNT FOR INSURANCE RECOVERIES**

WHEREAS, the Town of Boston received unanticipated revenues from Progressive Insurance in the amount of \$2,618.68 regarding the vehicular damage caused to a town-owned holiday light silhouette; and
WHEREAS, the Town of Boston received unanticipated revenues from USAA Insurance in the amount of \$2,366.00 plus a second claim pending for \$282.50 regarding the vehicular damage caused to the town-owned Welcome to Boston signage; and
WHEREAS, these funds were deposited into revenue account A00-2680-0000 (Insurance Recoveries); and
WHEREAS, the Town approved the replacement of the Silhouette through Holiday Outdoor Decor, chargeable to account A00-7550-0400 (Celebrations - Contractual), and
WHEREAS, the Town approved the replacement of the Welcome to Boston signs from Richard-Cin Signs with labor and installation performed by Loudon Building Co., chargeable to A00-1620-0400 (Buildings - Contractual); and
WHEREAS, neither these revenues nor expenditures were included in the amount budgeted for the fiscal year ended December 31, 2026;
NOW THEREFORE BE IT RESOLVED, that the Town of Boston Budget hereby is amended effective immediately:

1) Increase Appropriations:

Account No. A00-7550-0400	Celebrations - Contractual	\$2,618.68
Account No. A00-1620-0400	Buildings - Contractual	\$2,648.50

2) Increase Revenues:

Account No. A00-2680-0000	Insurance Recoveries	\$5,267.18	
Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes

Carried

A motion was made by Councilman Penders and was seconded by Councilwoman Martin,

RESOLUTION 2026 - 58

**AUTHORIZING REPAIR OF TROOPER BARRACKS
DEFECTIVE HVAC COMPRESSOR**

WHEREAS, the Town of Boston owns a secondary building located at 8550 Boston State Rd, which is occupied by the New York State Troopers, Troop A; and
WHEREAS, the Town has identified a failed compressor in Condensing Unit No. 4 at the New York State Trooper Barracks; and

WHEREAS, the repair and replacement of the failed compressor is required to restore Condensing Unit No. 4 and allow the building's HVAC system to operate at full capacity; and

WHEREAS, quotes for the necessary equipment and services were collected from three companies and quotes in the following amounts were obtained:

Company	Quote
Danforth	\$4,982.00
Mollenberg-Betz	\$5,049.00
Tri-R Mechanical	\$6,394.59

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Boston hereby authorizes the Town Supervisor to contract with Danforth in the amount of \$4,982.00 for the repair and installation of a new compressor at the New York State Trooper Barracks building.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

A motion was made by Councilman Stephan and was seconded by Councilwoman Martin to Update Mileage Reimbursement Rate from \$0.725 to \$0.76 in conjunction with IRS update of July 1, 2026.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

A motion was made by Councilwoman Martin and was seconded by Councilwoman Selby to approve CCD Property Management LLC Mobile Home Park License, upon recommendation from Code Enforcement Officer Reed. The license shall cover the period July 1, 2026 through June 30, 2027.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

A motion was made by Councilman Penders and was seconded by Supervisor Keding to approve the Boston Fire Company Drive Thru Dinner Fundraiser request for October 4, 2026 from 10:00 am to 2:00 pm or sold out at Boston Fire Hall, Mill Street.

REGULAR BOARD MEETING
AUGUST 19, 2026

TOWN HALL
7:30 P.M.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

A motion was made by Councilman Penders and was seconded by Councilwoman Martin to approve the request from Zoning Board of Appeals member Pam Zylinski to attend the NYAOT Planning and Zoning School, August 11, 2026 in Chautauqua.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

A motion was made by Supervisor Keding and was seconded by Councilwoman Selby to schedule a public hearing for Matt Kolodziejczak, 7631 Zimmerman Road, Site Plan Approval of a proposed new office building, September 16, 2026 at 7:35 pm.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes Carried

Supervisor Keding stated that there is no Old business.

Reports and Presentations:

Highway Superintendent Telaak reported on the following:

Road salt prices have increased significantly, rising from \$57.00 per ton last year to over \$93.00 per ton this year resulting in an estimated additional cost of approximately \$80,000 for that line item.

Brush pickup will commence September 1st, with each road covered once in September and once again in October.

The department's bucket truck has been determined to have a broken frame and multiple mechanical issues rendering it undrivable on public roads.

Three replacement options from different vendors were submitted to the Supervisor for review.

The Superintendent reiterated a longstanding request for a cold storage pole barn at the highway department for winter equipment storage.

Councilwoman Selby reported on the following:

Attended the previous evening's concert in the park, noting a full house, excellent music, and active community participation including Lion's Club hot dog sales. Acknowledged the approaching budget season, noting that

increasing costs — including payroll, new highway contracts, and collective bargaining — will make it a challenging year, while expressing confidence in the Supervisor's office and the Town's bookkeeper to manage the process prudently given the Town's adequate reserves.

Councilman Penders reported on the following:

Noted a quiet summer and reported he would be attending a joint chief's fire meeting on August 25th. Commended the Town's bookkeeper for giving the Board the basics for the beginning of the budget.

Councilman Stephan reported on the following:

Reported receiving several phone calls and emails from residents over the past month or two regarding input and what they would like addressed. Actively pursuing a rewriting and reevaluation of certain town ordinance language, acknowledging this would be a longer-term effort likely to take shape during the winter months. Attended a few of the summer concerts, great to see the large attendance.

Councilwoman Martin reported on the following:

Nothing to report.

Town Clerk Quinlan reported on the following:

Blood drive held on Tuesday, August 4th, was a success, Barbara Moore did sponsor this one in memory of Trooper David Brinkerhoff. 33 units were collected, helping 99 local patients. Next blood drive is scheduled for Tuesday, September 1st, from 2:00 to 7:00 PM in the community room. Update on DEC hunting licenses, deer management permits (DMPs) are available through October 1st. This year, choices 3 and 4 have been added in specific areas, with guaranteed issuance in those areas at no additional charge.

Supervisor Keding reported on the following:

Regarding code enforcement, raised by Ms. Bonsack, clarified that code enforcement officers are licensed by New York State and that the Town Board does not direct their enforcement decisions. He noted that the code enforcement officers Shawn and Bob have been reviewing the referenced property. He further clarified that the Zoning Board of Appeals is a quasi-judicial board independent of the Town Board, and that while he would convey the concern to ZBA Chair Lisa Rood, the Board does not and cannot influence its decisions.

Regarding the New York State DEC slag and radiation contamination investigation, Supervisor's office was contacted by the Buffalo Region DEC on Monday morning. Supervisors in affected towns have been informed that parcel addresses, owner names, and specific locations would not be disclosed to local officials. Residents with concerns are directed to the DEC resident hotline at 518-712-8279, which covers both Niagara and Erie County DEC. Property owners would be contacted directly by DEC agents seeking

permission to enter and test their properties, and that the investigation is being handled at the state and federal level by the DEC and EPA. He committed to sharing any further information as it becomes available through the Supervisor's office and social media.

Supervisor Keding acknowledged the speed enforcement activity on South Abbott Road in response to resident requests for speed reduction.

Speed complaints have also been received regarding Boston State Road following its recent repaving.

Holiday lighting contractor plans to begin installation on August 24th, with completion targeted between September 14th - 18th.

Mobile Erie County DMV unit will be hosted at the Town Hall courtroom on September 11th, arranged through a collaboration with Erie County Clerk Mickey Kearns. He encouraged residents to attend and spread the word, noting that a strong turnout would improve prospects for future mobile DMV and future pistol permit licensing visits.

Regarding the Water Phase 2 project, the engineering report is complete. Advising residents with flower beds, trees, or other landscaping within road right-of-ways to consider relocating those items, as the upcoming project may require work in those areas. The selected contractor will be required to notify residents directly prior to construction, and that pre- and post-construction photographs will be taken.

The Supervisor noted that he and Councilman Penders will be working together in the coming months on EMS contract and fire contracts, in addition to budget season.

A new grant opportunity has emerged that may allow the Town to update playground equipment behind Town Hall. He noted the project would be costly — estimated at over \$600,000 — due to the requirement that all new equipment be fully ADA accessible.

Addressed Highway Superintendent request for a pole barn. Like last time, we'll have an engineer design something. According to General Municipal Law, it has to go out to bid if it's over \$30,000.

Regarding the bucket truck email, I did not have the opportunity to have a conversation with the board. But did have a conversation with Town of Amherst and Town of Aurora, had explored an intergovernmental equipment transfer as a potential alternative.

A motion was made by Supervisor Keding and was seconded by Councilwoman Martin to adjourn the meeting at 8:17 p.m.

Supervisor Keding	Yes	Councilwoman Martin	Yes
Councilman Penders	Yes	Councilwoman Selby	Yes
Councilman Stephan	Yes		

five (5) Yes

Carried

Open Meetings Law, Public Officers Law, Article 7, §106. Minutes.

Minutes shall be taken at all open meetings of a public body which shall consist of a record or summary of all motions, proposals, resolutions and any other matter formally voted upon and the vote thereon.

REGULAR BOARD MEETING
AUGUST 19, 2026

TOWN HALL
7:30 P.M.

These minutes are an unofficial copy unless the original signature of the Town Clerk is affixed below. The original official paper minutes are stored in the Town's vault.

SANDRA L. QUINLAN, BOSTON TOWN CLERK