

AGENDA
REGULAR BOARD MEETING - TOWN OF BOSTON
September 16, 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 September 2, 2026
2. Consideration of all Fund Bills

ITEM NO. III CORRESPONDENCE

1. Town Clerk's Report for August 2026
2. Dog Control Officer Report August 2026
3. 2024 Financial Statements and Auditor Comments
4. August 2026 Income Statement & Cash Balances
5. NYSEG and RG&E Crews Make Major Progress Following Overnight Storm
6. Erie County Comptroller – Erie County Term Registry and Letters being Sent to Rental Operators
7. Application for Use of Meeting Facility – Connect Life Blood Drive 2027

ITEM NO. IV NEW BUSINESS

1. Requests from the Floor (3-minute time limit per person)
2. Public Hearing - Matt Kolo Excavating, LLC, 7631 Zimmerman Road, Site Plan Approval of a proposed Office Building
3. Schedule Public Hearing for Fire Contracts (October 21, 2026 at 7:35 pm)
4. Resolution 2026 – 61 Approving Site Plan for Matt Kolo Excavating, LLC, 7631 Zimmerman Road
5. Resolution 2026 – 62 Authorizing the Town Court to Apply for a JCAP Grant

6. Request for reappointment from David May to Zoning Board of Appeals – Term through 4/1/2031
7. Application for Use of Facility – Town of Boston Event Coordinator, Summer Concert Series 2027

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
SEPTEMBER 16, 2026

TOWN HALL
7:30 P.M.

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

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

Supervisor Keding called the meeting to order at 7:32 pm.

Pledge of Allegiance.

Reverend Phil Owen, Berean Free Presbyterian Church, opened the meeting with a prayer.

Supervisor Keding stated there are no other Preliminary matters.

Regular business:

A motion was made by Councilwoman Selby and was seconded by Councilwoman Martin to approve the minutes of the September 2, 2026 regular meeting.

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

four (4) Yes Carried

A motion was made by Councilwoman Martin and was seconded by Councilwoman Selby upon review by the Town Board, that fund bills in the amount of \$175,828.86 be paid.

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

four (4) Yes Carried

Supervisor Keding read the Public Hearing Notice:

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board of the Town of Boston on the 16th day of September, 2026 at 7:35 p.m., at the Town Hall, 8500 Boston State Road, Boston, New York, for the purpose of considering the application of Matt Kolo Excavating, LLC for Site Plan Approval of a proposed Office Building to be located at 7631 Zimmerman Road, Boston, New York, SBL 226.01-8-1.12, within the C-2 General Commercial District.

The complete site plan application is on file at the Office of the Town Clerk and is available for review by any interested person during business hours.

At such public hearing, all persons interested, who wish to be heard, will be heard.

Dated: August 19, 2026

Published: August 27, 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 person was heard:

Leann Guzzetta

Supervisor Keding stated the public hearing is closed.

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

Town Clerk's Report for August 2026

Dog Control Officer Reports August 2026

2024 Financial Statements and Auditor Comments

August 2026 Income Statement & Cash Balances

NYSEG and RG&E Crews Make Major Progress Following Overnight Storm

Erie County Comptroller - Erie County Term Registry and Letters being Sent to Rental Operators

Application for Use of Meeting Facility - Connect Life Blood Drive 2027

New business:

Requests from the Floor:

Supervisor Keding stated the floor is open for public comment.

The following persons were heard:

Jim Stang

Pam Zylinski on behalf of Conservation Advisory Council

Roy McLean

Supervisor Keding stated the floor is closed.

A motion was made by Councilwoman Martin and was seconded by Councilwoman Selby to schedule a public hearing for Fire Protection Contracts, October 21, 2026 at 7:35 pm.

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

four (4) Yes

Carried

A motion was made by Supervisor Keding and was seconded by Councilwoman Selby,

RESOLUTION 2026 - 61

**APPROVING SITE PLAN FOR MATT KOLO
EXCAVATING, LLC 7631 ZIMMERMAN ROAD**

WHEREAS, Matt Kolo Excavating, LLC has submitted an application to the Town of Boston for Site Plan Approval to construct a commercial office building at property located at 7631 Zimmerman Road, Town of Boston, Erie County, New York (SBL No. 226.01-8-1.12), within the C-2 General Commercial District; and WHEREAS, the proposed building and related site improvements are depicted on the proposed site plan identified as Sheet S1.0, together with the architectural rendering and other materials submitted by the applicant; and WHEREAS, the Town Code Enforcement Officer inspected the subject property and determined that the existing use of the property for the storage of contractors' equipment and materials is permitted within the C-2 General Commercial District pursuant to Town Code § 123-78(A)(19)(h); and WHEREAS, the Town Board referred the application to the Town of Boston Planning Board for review and recommendation; and WHEREAS, the Planning Board reviewed the application at its meeting held on August 11, 2026, and recommended that the Town Board approve the proposed project; and WHEREAS, the Town Board has reviewed the proposed action in its entirety and has determined that it constitutes a Type II action pursuant to the State Environmental Quality Review Act and 6 NYCRR § 617.5(c)(9), because it involves the construction of a nonresidential structure or facility containing less than 4,000 square feet of gross floor area, together with customary appurtenant site improvements, does not involve a change in zoning or a use variance, is consistent with applicable local land-use controls, and does not involve a radio communication or microwave transmission facility, and therefore requires no further review under SEQRA;; and WHEREAS, the Town Board conducted a duly noticed public hearing on September 16, 2026, at which all persons wishing to be heard were given an opportunity to comment on the application; and WHEREAS, the Town Board has reviewed the site plan application, the recommendation of the Planning Board, the public comments received, and all other relevant materials submitted in connection with the proposed project; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Boston hereby approves the Site Plan submitted by Matt Kolo Excavating, LLC for the property located at 7631 Zimmerman Road (SBL No. 226.01-8-1.12), authorizing the construction and use of the proposed commercial office building and related site improvements depicted on the approved plans, subject to the following conditions:

1. The project shall be constructed and maintained in substantial conformity with the approved site plan, architectural rendering, and other application materials submitted to and approved by the Town Board.
2. No improvements or uses are authorized by this approval other than those specifically depicted or described in the approved plans and application materials.
3. Any material modification to the approved site plan, or any additional building or site improvements, shall require further review and approval by the Town, as required by the Town Code.

4. The applicant shall obtain all necessary building permits and other permits or approvals required by the Town of Boston and any other agency having jurisdiction before commencing construction.

5. The applicant shall obtain and secure adequate utility service for the subject parcel, including, without limitation, water, electric, and natural gas service, and satisfying all requirements of the applicable utility providers and governmental authorities necessary to provide such services to the parcel. All required utility connections, extensions, easements, permits, and approvals shall be obtained by the Applicant at its sole cost and expense.

6. All stormwater runoff, drainage, erosion-control measures, landscaping, parking areas, and access improvements shall be installed and maintained in accordance with the approved plans and all applicable Town requirements.

7. This Site Plan Approval shall expire one year from the date of this Resolution unless substantial construction has commenced in accordance with the approved plans.

BE IT FURTHER RESOLVED, that this approval is based upon the proposed site plan identified as Sheet S1.0, the architectural rendering, and the other materials submitted by the applicant in support of the application.

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

four (4) Yes

Carried

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

**RESOLUTION 2026 - 62 AUTHORIZING THE TOWN COURT TO APPLY
FOR A JCAP GRANT**

WHEREAS, the Town Court of Boston has identified the need for funding to improve its operations and facilities; and

WHEREAS, the Justice Court Assistance Program (JCAP) provides grant opportunities to support the needs of local courts; and

WHEREAS, it is in the best interest of the Town of Boston to support the Town Court's application for this funding;

BE IT RESOLVED, by the Board of the Town of Boston as follows: The Board of the Town of Boston authorizes the Boston Town Court to apply for a JCAP grant in the 2026-27 grant cycle up to \$30,000.00;

BE IT FURTHER RESOLVED, that Jason Keding, as Supervisor of the Town of Boston, is hereby authorized and directed to accept funds from the Justice Court Assistance Program (JCAP) during the 2026-27 grant cycle, in an amount not to exceed \$30,000.00, and to enter into and execute a project agreement with the State for such financial assistance to the Town of Boston for the improvement of the Town Court facilities, and be it further RESOLVED, that upon approval of the application for financial assistance, the Town make available any necessary funds to satisfy the requirements and reimbursement of the funding program, and be it further

RESOLVED, that the Town Board authorizes the Supervisor to sign all documents and agreements related to the Justice Court Assistance Program (JCAP) grant.

RESOLVED, that this resolution shall take effect immediately.

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

four (4) Yes Carried

A motion was made by Councilman Stephan and was seconded by Supervisor Keding to reappoint David May as member to the Zoning Board of Appeals, term ending April 1, 2031.

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

four (4) Yes Carried

A motion was made by Supervisor Keding and was seconded by Councilwoman Selby to approve the Use of facility application from Event Coordinator Koczur, for Town of Boston Summer Concert Series 2027, 4:00 pm to 10:30 pm, Lions Shelter, bathroom facilities, and parking.

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

four (4) Yes Carried

Supervisor Keding stated that there is no Old business.

Reports and Presentations:

Highway Superintendent Telaak reported on the following:

September brush pickup has concluded. October brush pickup begins 1st, with each road to be covered once during the month. Residents were asked to have brush stacked neatly by road October 1st.

New highway worker, Sean Kelly, began employment on Monday and was reported to be working out well.

The Highway department installed a new 12-inch drain pipe between two receivers in front of the parks/squad building. Labor and equipment were donated by the department; reimbursement was requested for stone and blacktop materials. The blacktop is expected to be completed the following week.

Erie County Soil and Water is expected to begin a bank stabilization project on Valley View. Reported discussions with Erie County Soil and Water regarding the Hillcroft drainage channel, we got to get the channel dug out so the water stays in the channel instead of going all over between people's houses. So, we might not be able to get all the soil removed, we can use it to build up the bank on the side of the creek to keep the water in the channel. Hopefully, they will help us get something started there before winter.

Councilwoman Selby reported on the following:

Highlighted a playground revitalization survey available on the Town website. As recreation liaison, encouraging community members to participate and noted the availability of state grant funding for playground projects, expressed enthusiasm for the initiative led by Supervisor Keding and his staff.

Councilman Stephan reported on the following:

Expressed support for the playground revitalization effort and encouraged residents to complete the survey, noting personal experience with various playground installations in the Buffalo area.

Councilwoman Martin reported on the following:

Announced that Conservation Advisory Council meetings will now be held on the first Monday of every month beginning October 1st, starting at 7:30 PM. She also commended the CAC's leaf event as well-attended and continuing to grow year over year.

Town Clerk Quinlan reported on the following:

Reminded residents that a rabies vaccination clinic for dogs, ferrets, and cats will be held on Saturday, September 19th from 9:00 AM to 1:00 PM at the Town of Hamburg Highway Garage, 2720 Lakeview Road. Residents may register at erie.gov/rabiesvaccine or by calling 716-961-6800. Introduced Deputy, Karla Mead, who would serve in the Town Clerk's absence.

Supervisor Keding reported on the following:

LEAF Event: Commended the CAC for the success of the LEAF event, noting he was unable to attend due to a family camping trip, but heard strong positive feedback.

Mobile DMV: The mobile DMV event held on September 11th served over 50 people—an exceptional number by the Erie County Clerk's standards.

Working with the Erie County Clerk's Office to schedule an additional DMV event at Town Hall.

Budget Season: The Town is currently in the budget process. Noting that rising costs—including diesel fuel and road salt—are affecting budgets this year.

Flock Cameras: In response to the resident's question, clarified that the Flock camera system is not a Town-sponsored program. It was established through an agreement between the Erie County Sheriff's Office and a private landowner. The system has been used successfully in many vehicle break-ins. Acknowledged community concern around the cameras and indicated he would raise the matter with the Sheriff's Office if residents brought it forward formally.

Drainage: Acknowledged receipt of the drainage proposal submitted by Mr. McLean, it was very well done, and apologized for not responding, stating he did not realize a response was expected. Confirmed the proposal was forwarded to Dave Johnson of LaBella Engineering, the Town's

environmental engineer, for review. Reiterated that a comprehensive drainage solution for the Town is estimated at \$20–30 million, and outlined two possible approaches: creating targeted drainage districts in specific affected areas, or establishing a town-wide drainage district with a dedicated funding mechanism. Expressed his view that a Town-wide drainage district is the appropriate long-term solution, acknowledging it may be unpopular, but noting it is necessary to generate the funding required to systematically address the Town's drainage challenges. Noted the Town's obligations under the MS4 (Municipal Separate Storm Sewer System) program and the requirements of SEQRA as factors that must be incorporated into any engineering solution.

Municipal Water Project: The Town closed on a Bond Anticipation Note (BAN) on the day of the meeting, borrowing \$4,675,000 at a rate of 3.85% for Phase 1 transitioning into Phase 2 of the municipal water project. Noted that a water main break occurred near Dollar General earlier in the week. The Town is still awaiting additional reviews from Erie County and Department of Health before going out to bid. Once complete, the project will involve installation of approximately 9,000 linear feet of new waterline.

A motion was made by Supervisor Keding and was seconded by Councilwoman Martin to adjourn the meeting at 8:04 p.m.

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

four (4) 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.

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