

TOWN OF BOSTON
PLANNING BOARD MEETING AGENDA

April 14, 2026, 7:30pm

Town Hall – Court Room

1) Call Meeting to Order – 7:30PM

2) Old Business

- Public Hearing - Juliann Galluzzi - Requesting Preliminary Approval of a two-lot subdivision to be located at 6983 Ward Road (Zoned R-A)
- Planning Board to discuss requested changes to the Boston Town Code regarding minimum residential lot sizes

3) New Business

4) Approval of March 2026 Minutes

5) Reports

- a. Planning Consultant
- b. Town Attorney
- c. Town Board Liaison
- d. Board Clerk

5) Motion to Adjourn

PUBLIC HEARING
TOWN OF BOSTON
PLANNING BOARD

NOTICE is hereby given that the Planning Board of the Town of Boston, NY, will conduct a Public Hearing on the following proposal:

- a. Juliann Galluzzi requesting Preliminary Plat Approval of a two-lot subdivision to be located at 6983 Ward Road**

The Public Hearing will be held on Tuesday, April 14, 2026 at the Town of Boston Town Hall at 7:30pm located at 8500 Boston State Road, Boston, NY.

Margaret Derk
Planning Board Clerk

Dated: March 20, 2026

Planning Board Minutes April 14, 2026
Minutes

Attendees: Chairman Paul Ziarnowski, Gary Stisser, James Leigl, and David Stringfellow

Absent: Elizabeth Schutt, Jay Jackson, Planning Board Liaison Robert Penders, Town Attorney Ryann McCann, Jessica Yuhas

The meeting was called to order at 7:32 P.M.

Public Hearing – Juliann Galluzzi – Requesting Preliminary Approval of a two-lot subdivision to be located at 6983 Ward Road (Zoned R-A)

Chairman Ziarnowski declared the public hearing open. No one spoke.

Chairman Ziarnowski asked if the Board received any correspondence regarding this request. No there were no emails or correspondence regarding this matter.

Chairman Zarnowski declared the public hearing closed.

Gary Stisser made a motion, and it was seconded by David Stringfellow to issue a SQER Negative Declaration. All members voted in favor of the motion.

Mr. Stisser made a motion, seconded by Mr. Leigl to grant Preliminary Plat Approval for the Juliann Galluzzi two-lot Subdivision. All members voted in favor of the motion.

Sara Desjardins talked to the developers on the project. They called us about two weeks ago and wanted to meet behind closed doors. With their attorney and the project attorney and their engineers and Sara

Desjardins, Paul Ziarnowski and Jason Keding. Sara called them back and said “no”. We are not meeting that way. Bring your application to the floor and we will talk about it then. The Developer said” If you are not going to rezone that property to RA. We have no use in going forward. We do not want to spend more money.”

Chairman Ziarnowski said as it stands right now the development is off the table.

Planning Board to discuss requested changes to the Boston Town Code regarding minimum residential lot sizes.

A motion was made by Gary to approve the minutes of the previous meeting on March 10, 2026. It was seconded by David. All members voted in favor of the motion.

Mr. Hawkins spoke in favor of increasing the minimum lot sizes in the Town of Boston for all subdivisions to approx. $\frac{3}{4}$ acre with a 200-foot minimum road.

A lively discussion was held with numerous opinions given and it was agreed to be revisited at the Planning Board ‘s meeting on May 12, 2026

Chairman Zairnowski a motion to close the meeting and Gary Stisser seconded the motion. All members voted in favor of the motion.

The meeting was adjourned at 9:14 PM

Respectfully Submitted

Magaret Derk
Board Clerk