

PRESENT: David Stringfellow, Chairman  
Jennifer Lucachik, Secretary  
Mitchell Martin  
Mary Ann Rood  
Dr. Paul Ziarnowski

ABSENT David Bowen

ALSO Michael Kobiolka Town Attorney  
PRESENT: Jay Boardway Town Board Liaison  
Thelma Faulring Secretary to the Boards and Committees  
Lenny Ciolek Proposed back Creek Cider Mill project

Chairman Stringfellow called the meeting to order at 7:30 PM.

**MINUTES**

Mr. Stringfellow asked if there were any correction or additions to the minutes of the January 14, 2014. Being none Mr. Martin made a motion to accept the minutes, seconded by Dr. Ziarnowski and carried.

**CORRESPONDENCE**

Secretary Faulring reported:

- A letter was sent to Don Schreiber at Boston Valley Self Storage
- Pamphlet in members folders for training opportunity Wednesday, March 19, 2014 at Buffalo Niagara Conference Center – Stormwater Conference and Tradeshow
- Certificate of Training – to have signed by presenter and returned to Secretary for record keeping
- Town Board letter with date of February 19, 2014 for Public Hearing on proposed bed and breakfast at 6405 Ward Road
- Letter from Town Clerk Mulé advising of reappointment of David Stringfellow as a regular member with term expiration of February 1, 2021

**BACK CREEK CIDER MILL – PROPOSED PROJECT DISCUSSION**

Lenny Ciolek gave an overview of the project and reviewed the booklet distributed to members:

- Made deposit on 32 acres of land on Rice Road
- Sales of pressed sweet cider
  - Made and bottled off premises and delivered to this location
- Modeled after ‘Beak & Skiff’ located in Lafayette, NY
- Pre-constructed building to be brought to site
  - Will use local contractors for construction of building, electrical, plumbing, etc
- Boston location would include, but not limited to:
  - 6,000 SF Hospitality / Retail Center
  - 20,000 SF pressing, bottling and warehouse facility
  - 4- 8 delivery trucks per day
    - No deliveries on Friday, Saturday or Sunday
  - 3,000 SF storage barn
  - 4 acre apple orchard
    - For public use
  - 4 acre pumpkin patch
  - 4 acre cornfield
  - 2 acre blueberry patch
  - Tasting room for hard cider
  - Projected number of employees: 10 – 20 based on seasonality
  - Hayrides / sleigh rides
- Erie County Cooperative Extension Service and NYS Farm Bureau support this type of agricultural endeavor
- Local ‘vendors’ will be allowed to bring in and sell their products
- Aiming for Labor Day opening

Following this review and overview discussion followed regarding:

- No public sewer or water
- Truck deliveries
  - Will there be room enough for semis to turn off the 219 Expressway onto Rice Road
  - Would there be another way for trucks to enter this location
    - D.O.T. is fine with road cut a this location

A further more concerned discussion followed regarding the R-A Zoning:

- Code allows for the sale of products that are planted and grown as products of that land
- If cider is produced and bottled at another location and delivered to this location, does the R-A Zoning cover this type of action?

Mr. Kobiolka asked Secretary Faulring to e-mail Town Planner Brox and Town Engineer Hannon with that question and ask for their individual responses.

Mr. Ciolek said that he too would contact Mr. Brox and Mr. Hannon and give them a full scope of the project and ask them about the zoning.

Mr. Ciolek asked about conceptual approval.

Mr. Stringfellow said that there would be no conceptual approval this evening.

Mr. Ciolek stressed the need to move forward with the project or his partners may consider other locations.

Mr. Ciolek said that due to his business he is out of town quite often, and would it be acceptable to send a representative to the February 11 meeting and any other necessary meetings.

Mr. Stringfellow: Absolutely yes. This sounds like a fine, energetic project and we want to work with you on this.

**LIAISON – COUNCILMAN BOARDWAY**

Mr. Boardway reported:

- Passed moratorium for lighted signage
  - 6 month moratorium, effective immediately
  - Can be renewed
- Directed Town Clerk Mulé to initiate talks with Code Book publishers
  - Very costly process
  - Many updates, revisions, and changes to be made
- Scheduled Public Hearing for February 19, 2014 for the proposed bed and breakfast on Ward Road

Discussion followed on Code Book.

**TOWN ATTORNEY KOBIOŁKA**

Mr. Kobiolka reported:

- Pinecrest Subdivision:
  - Talked with Code Enforcement Officer Ferguson: he said that this lot was created by having 40 feet of road frontage on this road and 60 feet of road frontage on this road, therefore making 100 feet of road frontage
  - If subdivision goes forth lot #44 would be gone

Mr. Kobiolka also mentioned that the fifth of five suspects has been caught; four of them already plead guilty in the recent home break-ins in and around Boston. His car had been broken into and neighbors on each side of him; he cautioned everyone to beware.

**SIGNS**

Dr. Ziarnowski: I make a motion to adjourn the meeting and go into the work session, seconded by Mrs. Lucachik and carried.

Respectfully submitted,

Jennifer Lucachik  
Secretary