



**TOWN OF PEMBROKE  
PLANNING BOARD**

**1145 Main Rd., Pembroke, NY 14036**

Minutes for the regular meeting held on November 30, 2011

**ATTENDANCE:**

- Chairman-Richard Kutter
- Vice Chairman-Michael Herec
- Michael Bakos
- Linda Rindell
- David Sabato—Absent
- John Cima—Absent
- David Knupfer
- Doneen Pfalzer-Acting Recording Secretary

**PUBLIC PRESENT:** No Public Present.

MEETING called to order at 8:00 pm.

Chairman Kutter led the “Pledge of Allegiance”.

**A MOTION to Approve** the Minutes for the October 19, 2011 Planning Board Meeting was made by Linda Rindell, second to motion was made by Michael Herec.

**ALL AYES--MOTION CARRIED.**

**PUBLIC HEARING**

**Monroe Sommers**

8562 North Lake Rd., Town of Pembroke

(Tax Map #14.-1-37.1)

Application #11.10.01

Request for a **SPECIAL USE PERMIT**

**PUBLIC HEARING** reopened at 8:07 pm. The Notice of Public Hearing was printed in the Batavia Daily News as well as posted on the Town’s bulletin board, and that Chairman Kutter read the Affidavit of Posting and discussed the Notice to Adjoining Property Owners.

- Monroe Sommers is requesting a Special Use Permit to replace a dwelling in a commercial zone.
- Genesee County Planning has approved the application at its November 3, 2011 meeting.
- Genesee County Health Dept. granted approval of the Septic System.
- The Zoning Board of Appeals granted approval of an Area Variance at its November 16, 2011 Meeting.

**PUBLIC PARTICIPATION**—There was no Public Participation.

On **MOTION** made by Linda Rindell, and seconded by Michael Herec, the Public Hearing was CLOSED at 8:09.

ALL AYES—MOTION CARRIED.

On **MOTION** made by David Knupfer, and seconded by Linda Rindell, the following RESOLUTION was ADOPTED by roll call vote: Chairman Kutter; AYE, Michael Bakos; AYE, Linda Rindell ; AYE, Michael Herec; AYE, David Knupfer; AYE.

ALL AYES-MOTION CARRIED

**RESOLUTION #34 of 2011—MONROE SOMMERS/SPECIAL USE PERMIT**

**Monroe Sommers** has submitted application #11.10.01 requesting a Special Use Permit for the replacement of a dwelling in a commercial zone for property located at 8562 N. Lake Rd., Town of Pembroke and identified as Tax Map #14.-1-37.1.

**WHEREAS** The Town of Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and has been accepted at this meeting held on November 30, 2011.

**NOW, THEREFORE, BE IT RESOVLED** the Town of Pembroke Planning Board hereby determines that there will not be a significant impact on the environment and makes a Negative Finding of Non-Significance for the project.

On **MOTION** of a negative finding by Michael Bakos, and seconded by Michael Herec, the following **RESOLUTION** was **ADOPTED** by roll call vote: Chairman Kutter; AYE, Michael Bakos; AYE, Linda Rindell ; AYE, Michael Herec; AYE, David Knupfer; AYE.

ALL AYES-MOTION CARRIED

**RESOLUTION #35 of 2011—Monroe Sommers/SPECIAL USE PERMIT**

**RESOLVED** that said Special Use Permit is hereby approved by the Town of Pembroke Planning Board.

**PUBLIC HEARING**

**John Yancey**

9000 Lake Rd., Town of Pembroke

(Tax Map #18.-1-73)

Application #11.10.04

Request for a **SPECIAL USE PERMIT/SITE PLAN REVIEW**

**PUBLIC HEARING** was called to order at 8:15 pm. The Notice of Public Hearing was printed in the Batavia Daily News as well as posted on the Town's bulletin board, and that Chairman Kutter read the Affidavit of Posting and discussed the Notice to Adjoining Property Owners.

- Mr. Yancey is requesting a Special Use Permit and Site Plan review for alterations to an existing dwelling with the addition of a kitchen and shower.
- Mr. Yancey was unable to attend the Public Hearing and had no representation.
- Genesee County planning approved the application.

**PUBLIC PARTICIPATION**—There was no Public Participation.

On **MOTION** made by Linda Rindell, and seconded by Michael Herec, the Public Hearing was **TABLED** at 8:22 pm.

**ALL AYES**—**MOTION CARRIED**.

Due to the lack of participation by Applicant John Yancey or a representative the following concerns could not be resolved:

- An accurate drawing must be provided displaying all room and apartment sizes and should include all vacant area in said building.
- A complete site plan should be provided displaying adequate off road parking and driveways.
- Any areas that have been requested in application #11.10.04 for alteration of any kind shall have a detailed construction drawing provided to the Planning Board and the Zoning Board Administration.
- A Health Department Septic Plan is in place for a multi-family dwelling.

Until the above concerns have been resolved by the applicant or his representative the Public Hearing will remain **TABLED**.

### **DISCUSSION:**

#### **OLD BUSINESS:**

J:J of Pembroke will be removing the concert flooring from the truck wash site located at 1166 Vision Parkway. The new flooring will provide a center drain where all effluent can be efficiently recycled.

#### **NEW BUSINESS:**

The Planning Board is considering a mediation night for the residents near the Knapp road Model Airplane Field and R.C. Pulsers. Some of the residents in that area have expressed concerns about the noise from the aircraft, therefore the Board wishes to address the issue.

**A MOTION** to adjourn the meeting was made by Michael Bakos, and seconded by Linda Rindell.

**ALL AYES—MOTION CARRIED**

Meeting Closed at 8:33 pm.

Respectfully Submitted,

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Doneen Pfalzer  
Acting Recording Secretary

*These minutes are a draft only, subject to revision and or change prior to approval by the Town of Pembroke Planning Board.*