

**TOWN OF PEMBROKE
PLANNING BOARD**

1145 Main Rd., Corfu, NY 14036

Minutes for the regular meeting held on January 26, 2011

ATTENDANCE:

- Chairman- Richard Kutter - Absent
 - Vice Chairman- Michael Herec
 - Michael Bakos
 - Linda Rindell
 - David Sabato
 - John Cima
 - David Knupfer - Absent
 - Nancy Mandolene, Acting Recording Secretary
- PUBLIC PRESENT:** Don Johnson, Art Smith, Ronald R. Oliver, and Carol Hershberger

MEETING called to order at 8:00pm.

Acting Chairman Herec asked for questions or any public participation, no questions were asked.

A Motion to Approve the Minutes for the October 14th 2010 Planning Board Meeting was made by Ms. Rindell, second to motion was made by Mr. Cima.

A Motion to Approve the minutes for November 17th, 2010 Planning Board Meeting was made by Mr. Cima, second to motion was made by Mr. Sabato.

Voice Vote – All ayes motion to approve all minutes.

RONALD OLIVER

2475 Pratt Rd., Town of Pembroke,
(Tax Map #17.-2-2.21)
Application #10-12-02.

Request for a **Land Separation**.

- **Mr. Oliver** has submitted a request to separate 2 parcel that adjoin, adding additional land to the property located at 2475 Pratt Rd.
- The separation will be 100ft from the existing pond.

On **MOTION** made by John Cima, and seconded by Linda Rindell, the following RESOLUTION was ADOPTED by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, John Cima, AYE; Vice Chairman Herec; AYE.
ALL AYES – MOTION CARRIED.

RESOLUTION #1 of 2011 – OLIVER, Ronald/Draft EAF

WHEREAS Ronald Oliver has submitted application # 10-12-02 requesting a land separation on property located on 2475 Pratt Rd., Town of Pembroke and identified as Tax Map #17.-2-2.21.

WHEREAS The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on January 26, 2011.

NOW, THEREFORE, BE IT RESOLVED 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** made by John Cima, and seconded by David Sabato, the following RESOLUTION was ADOPTED by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, John Cima, AYE; Vice Chairman Herec; AYE.
ALL AYES – MOTION CARRIED.

RESOLUTION #2 of 2011 – OLIVER, Ronald/Land Separation Approval

RESOLVED that said Land Separation is hereby approved by the Town of Pembroke Planning Board.

JOHN ZOLDAZ

Cleveland Rd. Town of Pembroke
(TM# 16.-1-41.111)
Application #10-12-03
Request for a **Land Separation**

- Mr. David Johnson appeared for Mr. Zoladz and is acting as his agent
- The Board requested a letter from Mr. Zoladz stating that Mr. Johnson was acting on his behalf.
- Mr. Zoladz will be creating 3 lots.

On **MOTION** made by David Sabato, and seconded by John Cima, the following RESOLUTION was ADOPTED by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, John Cima; AYE, David Sabato; Aye, Vice Chairman Herec; AYE.
ALL AYES – MOTION CARRIED.

RESOLUTION #3 of 2011 – ZOLADZ, JOHN/Draft EAF

WHEREAS John Zoladz has submitted application # 10-12-03 requesting Three (3) land separations on property located on Cleveland Rd., Town of Pembroke and identified as Tax Map #16.-1-41.111.

WHEREAS The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on January 26, 2011.

NOW, THEREFORE, BE IT RESOLVED 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** made by David Sabato, and seconded by Linda Rindell, the following RESOLUTION was ADOPTED by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, John Cima, AYE; Vice Chairman Herec; AYE.
ALL AYES – MOTION CARRIED.

RESOLUTION #4 of 2011 – OLIVER, Ronald/Land Separation Approval

RESOLVED that said Land Separation is hereby approved by the Town of Pembroke Planning Board. Upon receipt of a letter from Mr. Zoladz stating that Mr. Johnson may act on his behalf.

CAROL HERSHBERGER
ESTATE OF RONALD HERSHBERGER
380 Main Rd. Town of Pembroke
(TM# 18.-1-11.21)
Application #11.-1-1
Request for a **Land Separation**

On **MOTION** made by David Sabato, and seconded by John Cima, the following RESOLUTION was ADOPTED by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, John Cima; AYE, David Sabato; Aye, Vice Chairman Herec; AYE.
ALL AYES – MOTION CARRIED.

RESOLUTION #5 of 2011 – HERSHBERGER, CAROL /Draft EAF

WHEREAS John Zoladz has submitted application # 10-12-03 requesting Three (3) land separations on property located on Cleveland Rd., Town of Pembroke and identified as Tax Map #16.-1-41.111.

WHEREAS The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on January 26, 2011.

NOW, THEREFORE, BE IT RESOLVED 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** made by David Sabato, and seconded by Linda Rindell, the following RESOLUTION was ADOPTED by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, John Cima, AYE; Vice Chairman Herec; AYE.
ALL AYES – MOTION CARRIED.

RESOLUTION #6 of 2011 – HERSHBERGER, CAROL/Land Separation Approval

RESOLVED that said Land Separation is hereby approved by the Town of Pembroke Planning Board. Upon receipt of a letter from Mr. Zoladz stating that Mr. Johnson may act on his behalf.

- Ms. Hershberger is requesting a land separation so the neighbor (Michael Lewis) can purchase acreage adjoining his property
- Mr. Lewis would have to merge this property on a timely basis since this parcel would be landlocked if a merger is not made with his property.
- Ms. Hershberger will merge this property with the existing lot TM #18.-1-10.1 which will give the said land separation 200ft frontage and make it a conforming lot, not contingent on the merger of the neighboring lot (Mr. Lewis).

OLD BUSINESS;

- Wind power zoning tabled until spring.

OLD BUSINESS; A draft of a standard approval letter was handed out to board members, they were asked to look it over and if there were any suggestions.

A MOTION to adjourn the meeting was made by Mr. Bakos, and seconded by Mr. Sabato
All Ayes—Motion Carried
Meeting Closed at 8:45pm

Respectfully submitted,

Nancy Mandolene
Acting Recording Secretary

These minutes are a draft only, subject to revision and/or change prior to approval by the Zoning Board of Appeals.