

**TOWN OF PEMBROKE
PLANNING BOARD
1145 Main Rd., Pembroke, NY 14036**
Minutes for the regular meeting held on March 30, 2011

ATTENDANCE:

- Chairman- Richard Kutter - Absent
- Vice Chairman - Michael Herec
- Michael Bakos
- Linda Rindell
- David Sabato
- John Cima - Absent
- David Knupfer
- Nancy Mandolene - Deputy Town Clerk
- Doneen Pfalzer- Acting Recording Secretary

PUBLIC PRESENT: Cathy Marble, Michael Amurgarucci, Gergory Kern, Mike Kokot, and Thomas Williams.

MEETING called to order at 8:02 p.m.

Acting Chairman Herec led the “Pledge of Allegiance”.

Nancy Mandolene has accepted the position in the Town of Pembroke as Deputy Town Clerk. It was noted that Nancy Mandolene is no longer the recording secretary, and no longer clerk to the Building and Zoning Administration. Her prior position then became open. The Town had held interviews and has appointed a person to fill that position. She was introduced to the Board as Doneen Pfalzer. She will be acting as the recording secretary to both the Zoning Board of Appeals and the Planning Board.

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

A Motion to Approve the Minutes for the January 26th 2011 Planning Board Meeting was made by Ms. Rindell, second to motion was made by Mr. Sabto.

Voice Vote - All ayes motion to approve minutes.

JELIASKI JEKOV
9040 Lovers Lane Rd., Town of Pembroke
(Tax Map #22.-1-20.113)
Application #11-01-02.
Request for **Land Separation.**

- **Attorney Thomas Williams** appeared for Mr. Jekov and is acting as his agent.
- The Board requested a letter from Mr. Jekov stating that Attorney Williams was acting on his behalf.
- Mr. Jekov, is requesting a division of land into four (4) part lots (Tax Map # 22.-1-20.113), one parcel to be merged with lot 22.-1-20.112.

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

RESOLUTION #7 of 2011- JEKOV, JELIASKI/Land Separation Approval

WHEREAS Jeliaski Jekov has submitted application # 11-01-02 requesting land separations on property located on 9040 Lovers Lane Rd., Town of Pembroke and indentified as Tax Map # 22.-1-20.113.

WHEREAS The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on March 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** made by David Sabato, and seconded by David Knupfer, the following **RESOLUTION** was **ADOPTED** by roll call vote: Acting Chairman Michael Herec; AYE, Linda Rindell; AYE, Michael Bakos; AYE, David Sabato; AYE, David Knupfer; AYE.
ALL AYES- MOTION CARRIED.

RESOLUTION #8 of 2011 – JEKOV, JELIASKI /LAND SEPARATION APPROVAL

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

DEBORAH KERN
935 Cohocton Rd., Town of Pembroke
(TM # 19.-1-46.116)
Application # 11-03-01
Request for **Land Separation**

- Mr. Gregory Kern appeared for Deborah Kern and is acting as her agent.
- The Board requested a letter from Ms. Deborah Kern stating that Mr. Gregory Kern was acting on her behalf.
- Ms. Kern submitted a request for a land separation located on Allegheny Rd identified as Tax Map # 19.-1-46.116. Separation of a 44-acre parcel from a 48 acre parcel leaving a 4 acre parcel.

On **MOTION** made by Michael Bakos, and seconded by David Sabato, the following **RESOLUTION** was **ADOPTED** by roll call vote; Acting Chairman Michael Herec; AYE, Linda Rindell; AYE, Michael Bakos; AYE, David Sabato; AYE, David Knupfer; AYE.
ALL AYES- MOTION CARRIED.

RESOLUTION # 9 of 2011 - KERN, DEBORAH/Land Separation

WHEREAS Deborah Kern has submitted application # 11-03-01 requesting a land separation on property located on Alleghany Rd., Town of Pembroke and identified as Tax Map #19-1-46.116.

WHESAS The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on March 30, 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 David Knupfer, the following **RESOLUTION** was **ADOPTED** by roll call vote: Acting Chairman Michael Herec; AYE, Linda Rindell; AYE, Michael Bakos; AYE, David Sabato; AYE, David Knupfer; AYE.
ALL AYES- MOTION CARRIED.

RESOLUTION #10 of 2011 - KERN, DEBORAH/Land Separation Approval

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

PUBLIC HEARING
CATHY MARBLE
8100 Marble Rd., Town of Pembroke
(Tax Map # 8.-1-21.11)
Application # 11-03-02.
Request for a **Special Use Permit**

The Public Hearing was called to order at 8:25 P.M. Notice of Public Hearing was printed in the Daily News as well posted on the Town's bulletin board, and that the Acting Chairman had the Affidavit of Posting and the Notice to Adjoining Property Owners.

- **Ms. Marble** is requesting a special use permit for the property located at 8100 Marble Rd. Town of Pembroke (TM# 8.-1-21.11)
- **Ms. Marble** request is to sell alpaca products and gifts.

PUBLIC PARTICIPATION—There was no public participation.

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

RESOLUTION #10 of 2011 - MARBLE, CATHY/Special Use Permit

WHEREAS Cathy Marble has submitted application #11-03-02 requesting a Special Use Permit for the property located on 8100 Marble Rd., Town of Pembroke and identified Tax Map #8.-1-21.11

WHEREAS The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on March 30, 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: Acting Chairman Michael Herec; AYE, Linda Rindell; AYE, Michael Bakos; AYE, David Sabato; AYE, David Knupfer; AYE.
ALL AYES-MOTION CARRIED.

RESOLUTION # 11 of 2011- MARBLE, CATHY/Special Use Permit

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

PUBLIC HEARING was closed at 8:35 P.M. by Acting Chairman Mike Herec.

MICHAEL KOKOT
878 Gabbey Rd., Town of Pembroke
(Tax Map #14.-2-16)
Application # 11-03-03.
Request for Land Separation.

- **Mr. Kokot** has submitted a request for land Separation located at 784 Gabbey Rd. Town of Pembroke (TM# 14.-2-15.1 and 14.-2-16)
- **Mr. Kokot** requests to subdivide multifamily unit and garage from original property, and separate into three lots.

The application for Land Separation was DENIED, because it did not meet the requirements of TWO-HUNDREDFIFTY (250) feet of frontage and Forty-four thousand square feet of area for a multi family unit in an agricultural/residential district. It was recommended that Mr. Kokot first meet with the Zoning Board of Appeals, or increases the frontage to the required TWO-HUNDREDFIFTY (250') feet.

OLD BUSINESS

Chairman Richard Kutter is expected to return prior to the next Planning Board Meeting tentatively scheduled for April 27, 2011.

NEW BUSINESS

The staff needs to update the educational requirements for this year.

A MOTION to adjourn the meeting was made by Michael Bakos, and seconded by David Sabato.

All Ayes-- Motion Carried.

Meeting Closed at 9:01pm.

Respectfully Submitted,

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.