



**TOWN OF PEMBROKE
PLANNING BOARD**

1145 Main Rd., Pembroke, NY 14036

Minutes for the regular meeting held on August 31, 2011

ATTENDANCE:

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

PUBLIC PRESENT: Jeff & Joanne Schwartz and Thomas Schneider.

MEETING called to order at 8:05 p.m.
Chairman Kutter led the “Pledge of Allegiance”.

A Motion to Approve the Minutes for the July 27, 2011 Planning Board Meeting was made by David Knupfer, second to motion was made by Michael Bakos. John Cima—Abstained.
Voice Vote - All ayes motion to approve minutes.

DISCUSSION:

A Public Hearing is scheduled for September 28, 2011. Joanne & Jeff Schwartz are requesting a Special Use Permit. They would like to open a Truck Wash, perform light repairs and install tarp cover systems on trailers. The property is located at 1166 Vision Parkway (TM#15.-1-30). The request has been sent to Genesee County Planning for their review on September 8th.

The Business is currently located at 2251 Wehrle Dr., Williamsville. They are looking for a larger location that would accommodate the installation of the tarp systems. The Truck wash will use recycled water which is run through filtration systems. Light truck repair was described as taking from two to three hours to complete, consisting mostly of lights and brake repair. The tarp installation portion of the business is a fairly new addition, but is already in high demand. The business hopes to attract one to two trucks per hour. Joanne & Jeff Schwartz will purchase the property and become the sole proprietors.

The Vision Parkway location will run twenty-four hours a day, seven days a week, and should employ roughly twenty-six persons. County Planning will meet on September 8, 2011 and make their decision.

An application by Mr. Reynolds was discussed. He is requesting a Special Use Permit for the construction of a pond. Genesee County Soil and Water has completed their review and has approved. The location is zoned Agricultural Residential and requires a 100 ft. side yard area variance. Mr. Reynolds would like to construct the pond at a 50 ft. and 75 ft. distance from adjoining properties. Genesee County Planning is scheduled to review the request on September 8th, 2011. The applicant will meet with the Zoning Board on September 21, 2011 for a Public Hearing. The Planning Board will also hold a Public Hearing for the applicant on September 28, 2011.

The application by Mr. Richley requesting a Special Use Permit for a pond was discussed. Genesee County Soil and Water has reviewed the plan and has approved. The zoning district is Agricultural/Residential and requires 100ft. from boarding properties. Mr. Richley is in compliance.

Non-Commercial Wind Energy Systems: Genesee County Planning provided copies of Alabama's wind energy system which the Town will be mirroring. There was a change to page two of the document to include the words Limited Commercial. Board members were asked to review it before the next meeting.

The Towns Building and Codes Administration is looking into the addition of a statement to the affect that if The Planning Board felt that a use was compatible to an existing Special Use Permit that an exception would be allowed in that instance. More information is being sought and will be made available to board members.

Commercially zoned property and the construction of new homes were discussed and will be discussed more completely in the near future.

OLD BUSINESS

NEW BUSINESS

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

All Ayes-- Motion Carried.

Meeting Closed at 8:31pm.

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.