



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the meeting held on October 19, 2011**

ATTENDANCE:

- Chairman- Thomas Schneider
 - Vice Chairman-Nathan Witkowski
 - Ronald Kasinski
 - Terrance Daniel
 - Dick Doktor—Absent
- Doneen Pfalzer-ZBA Secretary

PUBLIC PRESENT: Jeff Reynolds
MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes for the August 17 and September 28, 2011 Zoning Board Meeting was made by Ronald Kasinski second to motion made by Chairman Schneider.

Voice Vote—ALL AYES—MOTION PASSED.

PUBLIC HEARING

Jeff Reynolds

9312 Colby Rd., Town of Pembroke
(Tax Map #24.-1-87)

Request for **SIDE YARD AREA VARIANCES**

PUBLIC PRESENT: Jeff Reynolds.

PUBLIC HEARING called to order at 7:35 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 Schneider read the Affidavit of Posting and discussed the Notice to Adjoining Property Owners.

- Jeff Reynolds, 9312 Colby Rd., Town of Pembroke (TM # 24.-1-87) Owner would like to construct a pond which would require a 25 ft. variance on the North property line and a 50 ft. variance on the South line. Zoning District: AG/R.
- Genesee County Planning approved the application with the following modifications:

The required modification is that the applicant provides the Town with any verification that may be required from NYS DEC given the large size of the proposed pond. With this required modification, the proposed setbacks should not pose any significant impacts.

- The site has been deemed appropriate by the Genesee County Soil and Water Conservation District. It is in keeping with the rural agricultural character of the area.

On **MOTION** made by Terrance Daniel, and seconded by Nathan Witkowski the public meeting was closed at 7:42 pm.

Voice Vote—ALL AYES—MOTION PASSED.

On **MOTION** to APPROVE a side yard area variance of 25 ft. and a side yard variance of 50 ft, based on the fact the proposed variances would not pose an impact to or change the character of the existing neighborhood.

ROLL CALL **vote:** Terrance Daniel—AYE; Chairman Schneider—AYE; Nathan Witkowski—AYE: Ronald Kasinski—AYE .

ALL AYES –MOTION PASSED.

Zoning Board Decision: APPROVAL WITH NO RESTRICTIONS.

NEW BUSINESS

Monroe Sommers of 8562 North Lake Rd., Town of Pembroke (TM#14.-1-37.1) proposed house and garage will be 74 ft. from the centerline of Back St. this requires a one (1) foot area variance.

The Sommers have been granted preliminary approval by the Planning Board with the following stipulations:

- The request must have Genesee County Planning Approval for a Special Use Permit and Area variance.
- The Zoning Board will recommend a one foot Area Variance on the North Lot Line.

Both Boards are in agreement that the Buildings and Codes Department can issue a Building Permit on October 19, 2011.

Genesee County will review the application at its November 10th, 2011 meeting.

A Public Hearing will be scheduled for November 16, 2011 Zoning Board Meeting.

A **MOTION** to close the meeting was made by Terrance Daniel, seconded by Nathan Witkowski.

Voice vote: ALL AYES

MOTION PASSED.

Meeting adjourned 8:00pm

Respectfully Submitted,
Doneen Pfalzer-ZBA Secretary

Thomas Schneider-ZBA Chairman

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