



**TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS  
Minutes for the regular meeting held on November 16, 2011**

**ATTENDANCE:**

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

**PUBLIC PRESENT:** Monroe Sommers, Mary Sommers and Werner Ziehm.

**MEETING** called to order at 7:30pm.

**A Motion to Approve** the Minutes for the October 19, 2011 Zoning Board Meeting was made by Terrance Daniel second to motion made by Ronald Kasinski.

Voice Vote—ALL AYES—MOTION PASSED.

**PUBLIC HEARING  
MONROE SOMMERS**

8562 North Lake Rd., Town of Pembroke  
(Tax Map #14.-1-37.1)  
Request for **AREA VARIANCE**

**PUBLIC PRESENT:** Monroe & Mary Sommers and Werner Ziehm.

**PUBLIC HEARING** called to order at 7:40 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.

- Monroe Sommers, 8562 North Lake Rd. Town of Pembroke (TM # 14.-1-37.1) Owner is requesting a one foot area variance for the location of a home and garage.
- The buildings will be approximately 74 ft. from the centerline of Back St. the required minimum is 75 ft.
- Several neighbors were personally contacted by Mr. Sommers and they supported the request.
- No Neighboring letters were returned.
- Genesee County Planning approved the application as the proposed variance is not substantial and should not pose significant impacts.

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

On **MOTION** made by Chairman Schneider, and seconded by Richard Doktor the public meeting was closed at 7:45 pm.

Voice Vote—**ALL AYES**—**MOTION PASSED**.

On **MOTION** made by Nathan Witkowski, and seconded by Richard Doktor, **APPROVAL** of a front yard area variance of one foot based on the nature of the neighborhood, the improvement it will be make to the property and the Zoning Board is in agreement with Genesee County Planning that it will not pose an impact to or change the character of the existing neighborhood.

**ROLL CALL VOTE:** Richard Doktor-Aye; Terrance Daniel-Aye; Chairman Schneider-Aye; Nathan Witkowski-Aye; Ronald Kasinski-Aye.

**ALL AYES**—**MOTION PASSED**.

**Zoning Board Decision: APPROVAL WITH NO RESTRICTIONS.**

**Discussion:**

**Old Business:**

**New Business:**

Chairman Schneider may recommend to the Town Board changes in the Zoning district near Angling and School Rd. A resident expressed interest in opening a Pizza Shop in one of the buildings located in that area. The district is zoned MDR and does not allow a new business similar to this to open. All existing businesses have been grandfathered in and therefore are allowed. If similar businesses like small restaurants or convenient stores were added as allowable uses in MDR areas on “Arterial Highways” it would allow perspective businesses to open with a Special Use Permit” in a MDR district.

A **MOTION** to close the meeting was made by Terrance Daniel, seconded by Ronald Kasinski.

Voice Vote—**ALL AYES**

**MOTION PASSED**

Meeting adjourned at 8:00 pm.

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.*