



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on December 21, 2011**

ATTENDANCE:

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

PUBLIC PRESENT: Donald Nadolinski

MEETING called to order at 7:30pm.

A Motion to Approve the Minutes for the November 16, 2011 Zoning Board Meeting was made by Terrance Daniel second to motion made by Chairman Schneider.

Voice Vote—ALL AYES—MOTION PASSED.

**PUBLIC HEARING
DONALD NADOLINSKI
8889 Lovers Land Rd., Town of Pembroke
(Tax Map #19.-1-50.12)
Request for AREA VARIANCE**

PUBLIC PRESENT: Donald Nadolinski.

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.

- Donald Nadolinski, 8889 Lovers Land Rd. Town of Pembroke (TM # 19.-1-50.12) Owner is requesting an approximately seventeen (17) ft. Side Yard area variance for the location of a detached garage.
- Zoning district is AG/R the required minimum is 25 ft from a side property line.
- Bob Rindell a neighboring property owner was personally contacted by Mr. Nadolinski and he supported the request.
- No Neighboring letters were returned.
- The Request did not require review by Genesee County Planning.
- An Accurately Measured Site plan was provided along with several photographs displaying the nature of the property.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** made by Richard Doktor, and seconded by Nathan Witkowski 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 side yard area variance of Seventeen (17) ft. based on the nature of the property having several natural obstacles restricting building sites and 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:

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.