



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on April 20, 2011**

ATTENDANCE:

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

PUBLIC PRESENT: No Public Present.

MEETING called to order at 7:30pm.

A Motion to Approve the Minutes for the January 26, 2011 Zoning Board Meeting was made by Mr. Doktor second to motion made by Chairman Schneider.

Voice Vote—ALL AYES—MOTION PASSED.

**PUBLIC HEARING
SUSAN KOSNIK**

476 Maple Rd., Town of Pembroke
(Tax Map #22.-1-65)
Request for **AREA VARIANCE**

PUBLIC PRESENT: No Public Present.

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.

- Susan Kosnik, 476 Maple Rd. Town of Pembroke (TM # 22.-1-65) Owner would like to construct a 18'x24' Living Room in an area which original held a 13'x16' garage. Zoning is Agricultural/Residential.
- The project did not require review by Genesee County Planning.

- Mr. & Mrs. Kosnik notified the Zoning Board in writing that they would be unable to attend the meeting as they are both over the road Tractor-trailer drivers and would be working on April 20, 2011. A contact phone number was provided.
- One form letter of approval for the project was received to the Town of Pembroke from Ms. Barbara Waite, 475 Maple Rd. Town of Pembroke. Stating that she approves of Ms. Susan Kosniks request. This is bordering property and the new construction will be closer to the property line.
- Ms. Kosnik had also spoken with Chairman Schneider, stating she had contacted some of the neighbors and that they had “no problems”.

On **MOTION** made by Mr. Doktor, and seconded by Mr. Witkowski the public meeting was closed at 7:50 pm.

Voice Vote—ALL AYES—MOTION PASSED.

On **MOTION** to APPROVE a front yard area variance of 17.4 ft. and a side yard variance of 16 ft, based on the fact a building had existed in the proposed location within the last two years and that the proposed variance would not pose an impact to or change the character of the existing neighborhood.

ROLL CALL **vote:** Mr. Doktor-Aye, Mr. Daniel-Aye, Mr.Kasinski-Aye, Mr. Witkowski-Aye, Chairman Schneider-Aye.

ALL AYES –MOTION PASSED.

Zoning Board Decision: APPROVAL WITH NO RESTRICTIONS.

New Business: Mr. Kasinski spoke with Jill Babinski from the Genesee County Department of Planning regarding required training opportunities for the board members..

Old Business: The Magadore Inn located in North Pembroke may have issues regarding being in a flood zone and planning new construction. There may also be concerns with obtaining insurance on the building, along with structural issues.

A discussion occurred about the property at 2323 Main Rd. owned by Mr. Eric Von Kramer. There was some concern if the special use permit is being used properly. Councilman Schneider suggested that it should be discussed with Charles Reid or Shellye Hall to see if any future action needs to be taken.

A **MOTION** was made and APPROVED to close the meeting.

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.