



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on August 17, 2011**

ATTENDANCE:

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

PUBLIC PRESENT: Sue Metz, Jeff Gillard, Donna Gillard and Joe Meacham.

MEETING called to order at 7:30pm.

A Motion to Approve the Minutes for the April 20, 2011 Zoning Board Meeting was made by Richard Doktor second to motion made by Terrance Daniel.

Voice Vote—ALL AYES—MOTION PASSED.

PUBLIC HEARING

Joseph Meachum

588 Akron Rd., Town of Pembroke
(Tax Map #8.-1-30)

Request for **FRONT YARD AREA VARIANCE.**

PUBLIC HEARING called to order at 7:33 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.

- Joseph Meachum, 588 Akron Rd. Town of Pembroke (TM # 8.-1-30). Owner is requesting a 5.42 ft. Front Yard Area Variance.
- He will be constructing a front porch extension and wrap around deck.
- The deck will be approximately 44 ft. from the right-of-way. The setback for AG/R is 50 ft.
- Zoning is Earth Products.
- The project required review by Genesee County Planning and was approved at is August 11, 2011 meeting. With the consideration that neighboring properties exhibit similar or smaller setbacks and the extension should not pose significant impacts.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** made by Richard Doktor, and seconded by Chairman Schneider, The Public Meeting Closed at 7:40 pm.

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

On **MOTION** made by Nathan Witkowski, and seconded by Terrance Daniel, **APPROVED** a Front Yard Area Variance of 5.5 ft. would not pose an impact to or change the character of the existing neighborhood based on the County recommendation.

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

ALL AYES –**MOTION PASSED**.

Zoning Board Decision: APPROVAL.

PUBLIC HEARING

Susan Metz

8917 Boyce Rd., Town of Pembroke

(Tax Map #20.-1-54.2)

Request for **SIDE YARD AREA VARIANCE.**

PUBLIC HEARING called to order at 7:45 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 Metz, 8917 Boyce Rd. Town of Pembroke (TM # 20.-1-54.2). Owner is requesting a 10 ft. Side Yard Area Variance.
- She will be constructing a 30’x32’ Pole Barn to replace a 26’x28’ preexisting garage.
- The new construction will be 15 ft. from the side yard.
- Zoning is Schedule A, minimum Side requirement is 25 ft.
- Zoning District is AG/R.
- The project did not require review by Genesee County Planning.
- One adjoining property owner returned a letter stating that they had no objections to Ms. Metz request. Chairman Schneider had spoken with three adjoining property owners whom also had no objection.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** made by Nathan Witkowski, and seconded by Richard Doktor, The Public Meeting Closed at 7:52 pm.

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

On **MOTION** made by Richard Doktor, and seconded by Ronald Kasinski, **APPROVAL** of a Side Yard Area Variance of 15 ft. would not pose an impact to or change the character of the existing neighborhood based on the County recommendation.

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

ALL AYES –MOTION PASSED.

Zoning Board Decision: APPROVAL.

Old Business:

New Business: Planning Board Chairman Richard Kutter and Zoning Board Chairman Thomas Schneider meet with Genesee County Planning Board to discuss an addition to Zoning which would cover Small Wind Turbines. The Town may mirror Alabama’s as they have recently added a plan. Height and kilowatt production restrictions need to be addressed.

The GCEDC is contracting to purchase property in the Town of Pembroke and may request the property be rezoned as PUD. GCEDC would first meet with the Planning Board which could refer them to Zoning.

A Public Hearing is scheduled for September 21, 2011. On the Application of Jeff Reynold (TM#24.-1-87) property is located at 9312 Colby Rd.. He would like to construct a pond 75 ft. from the North Property line and 50 ft. from the South. Zoning Section 515 A, requires 100ft. from a property line. Zoning District AG/R.

A **MOTION** to adjourn the meeting was made by Terrance Daniel, and seconded by Nathan Kasinski.

ALL AYES—MOTION CARRIED

Meeting Closed at 8:05.

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.