



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on July 18, 2012**

ATTENDANCE:

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

PUBLIC PRESENT: David & Carol Reiner, William Joyce

MEETING called to order at 7:30pm.

A Motion to Approve the Minutes for the May 16, 2012 Zoning Board Meeting was made by Terrance Daniel second to motion made by Richard Doktor.

Voice Vote—ALL AYES—MOTION PASSED.

**PUBLIC HEARING
David & Carol Reiner
1300 Main Rd., Town of Pembroke
(Tax Map #19.-1-22)
Request for AREA VARIANCE**

PUBLIC HEARING called to order at 7:32 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.

- David & Carol Reiner are requesting a twelve (12) ft. side yard area variance for an addition of 30x11 ft. that will replace a prior structure.
- Zoning district is AG/R the required minimum is 25ft. from a side property line.
- No Neighboring letters were returned.
- Genesee County recommended Approval.
- A detailed Site plan was provided.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** to CLOSE the Public Hearing made by Nathan Witkowski and seconded by Richard Doktor.

Voice Vote—ALL AYES

MOTION PASSED

The Public Hearing closed at 7:37 pm.

On **MOTION** made by Nathan Witkowski and seconded by Richard Doktor,

APPROVAL of a west side yard area variance of twelve (12) ft. based on Genesee County Plannings recommendation for Approval and the nature of the request will not pose significant 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.

PUBLIC HEARING

William Joyce

2539 Main Rd., Town of Pembroke

(Tax Map #17.-2-19)

Request for **USE VARIANCE**

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.

- William Joyce is requesting that a 40x8 ft. storage container be allowed on the property permanently.
- Two Neighboring letters were returned; Patricia & Scott Humel stating they “have no issues” with the request and Tracy Rudolph stating “It is fine with me”.
- Genesee County Planning at their July 12, 2012 meeting recommended DENIAL.
- A detailed Site plan was provided.
- Zoning district is MDR.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** to CLOSE the Public Hearing made by Nathan Witkowski and seconded by Ronald Kasinski. Voice Vote—ALL AYES.

MOTION PASSED

The Public Hearing closed at 7:46 pm.

On **MOTION** to table decision until the September 19th meeting, made by Nathan Witkowski, and seconded by Terrance Daniel.

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

ALL YAYS—MOTION PASSED.

Zoning Board Decision: TABLED.

PUBLIC HEARING

Frank Childs

7921 Hopkins Rd., Town of Pembroke

(Tax Map #9.-1-1.1)

Request for **AREA VARIANCE**

PUBLIC HEARING called to order at 7:48 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.

- Frank Childs is requesting a twenty-three (23) ft. side yard area variance for the construction of a 34x38 ft. garage to replace a pre-existing structure.
- Zoning district is AG/R the required minimum is 25ft. from a side property line.

- Two Neighboring letters were returned one by William & Bernice Farnsworth stating they have “No objections” and Ms. Geraldine Horsefall stating Mr. Childs “may build as close to my property line as desired”.
- Genesee County recommended Approval with modifications that include improvements necessary to divert water away from the neighboring properties.
- A detailed Site plan was provided.
- Mr. Childs did not attend the meeting.

PUBLIC PARTICIPATION—There was no Public Participation.

Board members had several questions that could not be answered by Mr. Childs due to his lack of attendance.

On **MOTION** to CLOSE the Public Hearing made by Richard Doktor and seconded by Terrance Daniel.

Voice Vote—ALL AYES.

MOTION PASSED

The Public Hearing closed at 7:58 pm.

On **MOTION** to table decision until the next meeting, made by Nathan Witkowski, and seconded by Terrance Daniel.

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

ALL YAYS—**MOTION PASSED.**

Zoning Board Decision: TABLED.

Discussion:

Old Business:

New Business

A **MOTION** to close the meeting was made by Richard Doktor, seconded by Ronald Kasinski.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:07 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.