



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the special meeting held on July 25, 2012**

ATTENDANCE:

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

PUBLIC PRESENT: Frank Childs

MEETING called to order at 7:30pm.

Frank Childs

7921 Hopkins Rd., Town of Pembroke
(Tax Map #9.-1-1.1)
Request for **AREA VARIANCE**

- 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.
- One Neighboring letter was returned by William & Bernice Farnsworth stating they have “No objections”.
- 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 attended the meeting.

PUBLIC PARTICIPATION—There was no Public Participation.

Mr. Childs addressed the board with the following statements:

- The location of a well, electrical pole, guide wires and electrical wiring creates restrictions on placement.
- The parcel is angular.
- Relocation of the electrical service will be costly.
- There are two driveways to accommodate an emergency.
- The additional footage is needed to store a tractor and two cars.
- The bordering land cannot be built on as it encloses a leech field.
- The applicant and the builder considered several options and asking for an area variance appeared to be the best solution.

Board members offered:

- The electrical pole can be relocated.
- The garage can be constructed in a different angle or smaller which will eliminate the need for such a large variance.
- A new neighboring property owner may wish to erect a fence.
- The “hardship” is self-created.
- The Zoning Board should whenever possible grant a minimal variance.

Board members supporting the idea:

- The new building is a replacement for a pre-existing garage located in same area.
- The neighboring property owner has no issues with Mr. Childs replacing the garage.
- Genesee County Planning has recommended Approval.
- Replacing the garage with a new larger building will not have an undesirable impact to the neighborhood.

On **MOTION** made by Ronald Kasinski and seconded by Richard Doktor, **APPROVAL** of a south-side yard area variance of twenty three (23) 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-Nay; Nathan Witkowski-Nay; Ronald Kasinski-Aye; Chairman Schneider-Aye.
ALL AYES—**MOTION PASSED.**

Zoning Board Decision: APPROVAL WITH MODIFICATIONS.

- Gutters and other improvements necessary to mitigate water runoff from the roof away from the neighboring property are to be installed.

Discussion:

Old Business:

New Business:

A **MOTION** to close the meeting was made by Terrance Daniel, seconded by Nathan Witkowski.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:24 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.