



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on September 19, 2012**

ATTENDANCE:

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

PUBLIC PRESENT: Mike Brockway, Jane Brockway, Cheryl Ann Stephan, Frank Meldrum and Mark Peters.

MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes for the August 15, 2012 Zoning Board Meetings was made by Nathan Witkowski, second to motion made by Terrance Daniel.

Voice Vote—ALL AYES—MOTION PASSED.

**PUBLIC HEARING
George & Barbara Walker
1410 Main Rd., Town of Pembroke
(Tax Map #19.-1-25.11)
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.

- The Walkers are requesting a front yard area variance of 39 ft. for the placement of a pavilion.
- Zoning district is Commercial the required minimum is 75 ft.
- The structure will not be visible from the road.
- No Neighboring letters were returned.
- Genesee County recommended Approval.
- A detailed Site plan was provided.

PUBLIC PARTICIPATION—No one Spoke.

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 7:36 pm.

On **MOTION** made by Terrance Daniel and seconded by Ronald Kasinski, **APPROVAL** of a front yard area variance of thirty-nine ft. based on Genesee County Planning’s 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

Mark Peters

8304 Slusser Rd., Town of Pembroke

(Tax Map #17.-2-1.113)

Request for **AREA VARIANCE**

PUBLIC HEARING called to order at 7:37 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.

- Mr. Peters is requesting a rear yard area variance of 12 ft. and a side yard area variance of 6 ft. for the placement of a pole barn and lean to.
- Zoning district is AG/R the required rear minimum is 30 ft. side lot requirement is 25 ft.
- Keith Price, Darryl and Sue Cook returned letters stating they have “no opposition and no objection to the request”.
- Genesee County recommended Approval.
- A detailed Site plan was provided.

PUBLIC PARTICIPATION—Cherly Ann Stephan replied she had “no opposition” to the request.

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 7:48 pm.

On **MOTION** made by Nathan Witkowski and seconded by Ronald Kasinski, **APPROVAL** of a rear yard area variance of 12 ft. and side yard variance of 6 ft. based on Genesee County Planning’s recommendation for Approval, along with no opposition from the neighbors 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
Francis Meldrum
1711 Indian Falls Rd., Town of Pembroke
(Tax Map #12.-1-10.2)
Request for **AREA VARIANCE**

PUBLIC HEARING called to order at 7:52 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.

- Mr. Meldrum is requesting a front yard area variance of approximately 29 ft. for the placement of an 8x10 ft. covered porch.
- Zoning district is AG/R the required minimum is 50 ft. from the right of way.
- No Neighboring letters were returned. Mr. Meldrum stated that he had spoken to a couple of neighbors and they had no objections to the request.
- The request was sent to Genesee County Planning for recommendation.
- A detailed Site plan was provided.

PUBLIC PARTICIPATION—No one Spoke.

On **MOTION** to CLOSE the Public Hearing made by Nathan Witkowski and seconded by Terrance Daniel.

Voice Vote—ALL AYES

MOTION PASSED

The Public Hearing closed at 7:58 pm.

On **MOTION** made by Nathan Witkowski and seconded by Ronald Kasinski, **APPROVAL** of a front yard area variance of 31 ft. based on 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.

Discussion:

Old Business:

New Business

A **MOTION** to close the meeting was made by Ronald Kasinski, seconded by Terrance Daniel.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:05 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.