



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on February 15, 2012**

ATTENDANCE:

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

PUBLIC PRESENT:

MEETING called to order at 7:30pm.

A Motion to Approve the Minutes for the **January 18, 2012** Zoning Board Meeting was made by **Nathan Witkowski** second to motion made by **Ronald Kasinski**.

Voice Vote—ALL AYES—MOTION PASSED.

PUBLIC HEARING

Yancey's Fancy, Inc.

857 Main Rd., Town of Pembroke

(Tax Map #14.-2-24.21)

Request for **AREA VARIANCE**

PUBLIC HEARING called to order at 7:38 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.

- Yancey's Fancy is requesting an eight ft. area variance to bring an existing silo into compliance with town codes and regulations.
- Building permits were issued for silos on the property in 2005.
- Zoning district is Commercial the maximum allowed height is 35 ft.
- No Neighboring letters were returned.
- The application was approved by Genesee County Planning at its February 9, 2012 meeting. They stated the variance should not pose significant impacts and the silo has been in place for several years.
- A detailed Site plan was provided.

PUBLIC PARTICIPATION—There was no Public Participation.

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

MOTION PASSED

The Public Hearing closed at **7:48 pm**.

On **MOTION** to **DECLARE** a SEQR Negative Declaration, regarding Yancey's Fancy, Inc.

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

On **MOTION** made by **Nathan Witkowski** and seconded by **Terrance Daniel**, **APPROVAL** of an area variance of nine (9) ft. based on the nature of the request and that it will not pose an 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 **Chairman Schneider**, seconded by **Terrance Daniel**.
Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:00 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.