



**TOWN OF PEMBROKE  
PLANNING BOARD  
1145 Main Rd., Pembroke, NY 14036  
Minutes for the regular meeting held on January 25, 2012**

**ATTENDANCE:**

- Chairman-Richard Kutter—Absent
- Vice Chairman-Michael Herec
- Michael Bakos
- Linda Rindell
- David Sabato
- John Cima
- David Knupfer
- Doneen Pfalzer-Acting Recording Secretary

**PUBLIC PRESENT:** Scott Waite & Jerome Bartel.

MEETING called to order at 8:00 pm.  
Vice Chairman Herec led the “Pledge of Allegiance”.

**A MOTION to Approve** the Minutes for the December 28, 2011 Planning Board Meeting was made by Linda Rindell, second to motion was made by John Cima.  
**ALL AYES--MOTION CARRIED.**

**RANDALL FANCHER**  
933 Gabbey Rd., Town of Pembroke  
(Tax Map # 10.-1-2.122)  
Application #12.01.02  
Request for LAND SEPARATION.

- **Jerome Bartel** will be acting as agent for property owner Randall Fancher and has provided proper documentation.
- Randall Fancher has submitted a request for a land separation of the property located at 933 Gabbey Rd., Town of Pembroke, Tax Map #10.-1-2.122.
- The parcel will then be merged with Tax Map # 10.-1-2.2.
- The LAND SEPARATION will NOT be APPROVED without the Merge.

NO QUESTIONS WERE ASKED.

On **MOTION** made by David Knupfer, and seconded by Linda Rindell, the following **RESOLUTION** was **ADOPTED** by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, David Sabato; AYE, Michael Herec; AYE, John Cima; AYE, David Knupfer; AYE.  
ALL AYES-MOTION CARRIED.

### **RESOLUTION #1 OF 2012 RANDALL FANCHER/LAND SEPERATION**

**WHEREAS** Randall Fancher has submitted application #12.01.02 for a Land Separation at his property located on 933 Gabbey Rd., Town of Pembroke and identified as Tax Map #10.-1-2.122.

**WHEREAS** The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on January 25, 2012.

**NOW, THEREFORE, BE IT RESOLVED** The Town of Pembroke Planning Board hereby determines that there will not be a significant impact on the environment and makes a Negative Finding of Non-significance for the project.

On **MOTION** of a negative finding by David Sabato, and seconded by John Cima, the following **RESOLUTION** was **ADOPTED** by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, David Sabato; AYE, Michael Herec; AYE, John Cima; AYE, David Knupfer; AYE.

ALL AYES-MOTION CARRIED.

### **RESOLUTION #2 OF 2012-Randall Fancher/Land Separation**

**RESOLVED** that land Separation is hereby approved by the Town of Pembroke Planning Board.

### **SPECIAL USE PERMITS**

Inactive Special Use Permits were reviewed:

The Planning Board has the authority to rescind a Special Use Permit that has been abandoned for more than one (1) year. The Zoning Administration will issue a Notice of Abandonment to the owner of record of the property. The following Special Use Permit Holders have returned Notices stating they are have abandoned the Permit.

1. Ernie & Mary Thorpe TM#24.-1-46.111—Tina Curtis, Used Car Sales

On **MOTION** made by David Sabato, and seconded by John Cima, the following **RESOLUTION** was **ADOPTED** by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, David Sabato; AYE, Michael Herec; AYE, John Cima; AYE, David Knupfer; AYE.  
ALL AYES-MOTION CARRIED

**RESOLUTION 3 of 2012** that whereas Section 708-11-D-7 of the Pembroke Zoning Law specifies that when a Special Use Permit is abandoned for more than one (1) year, the Planning Board has the authority to rescind a Special Use Permit.

**WHEREAS**, The Zoning Administration will issue a Notice of Abandonment to the owners of record of the properties, listed above, and that there is evidence that the Special Use Permit has been abandoned.

**NOW, THEREFORE, BE IT RESOLVED**, The Town of Pembroke Planning Board hereby has determined that the Named Special Use Permit holders listed are hereby **REVOKED** due to inactivity.

**OLD BUSINESS:**

R.C. Pulsars has replied to the concerns of neighboring property owners. They would like to remain in good standing with the community. R.C. will have all aircraft flown at the site evaluated for noise levels in the spring. Chairman Kutter may hold a special meeting in the spring for neighboring property owners and R.C. Pulsars to discuss any further concerns.

**NEW BUSINESS:**

Clean Energy and Pilot Travel are proposing to construct a Liquefied Natural Gas refueling station. They have submitted a Site Plan for the project. Clean Energy will have a representative at the February 29<sup>th</sup> Planning Board meeting to explain in details the requirements of the proposed plan. The Board suggested that County Emergency and the Fire Dept. review the project prior to any Board Decision. In addition, Julie Stone has an easement for wells located on the property and has expressed her desire to have the issue resolved, prior to approval.

**DISCUSSION:**

The following Special Use Permit holders have not responded to 1<sup>st</sup> class mail nor to Certified Letters sent in March of 2011 and may have their Permits Revoked by the Planning Board at its February 29, 2012 Meeting.

1. Lawrence Ditzel TM# 14.-2-38—Sports Shop
2. Jeffrey Humel TM#12.-1-5.11—Container Storage
3. Bonnie Swimline TM#19.-1-18.1—Craft Store
4. VIV. LLC TM#14.-2-28.2—Rental Storage & Distribution Business.

**A MOTION** to adjourn the meeting was made by Michael Bakos, and seconded by Linda Rindell.

**ALL AYES—MOTION CARRIED**

Meeting Closed at 8:33 pm.

Respectfully Submitted,

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Doneen Pfalzer  
Acting Recording Secretary

Michael Herec Vice Chairman

*These minutes are a draft only, subject to revision and or change prior to approval by the Town of Pembroke Planning Board.*