



**TOWN OF PEMBROKE  
PLANNING BOARD**

**1145 Main Rd., Pembroke, NY 14036**

Minutes for the regular meeting held on March 28, 2012

**ATTENDANCE:**

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

**PUBLIC PRESENT:** Glen Bailey and Jeff Schwartz.

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

**A MOTION to Approve** the Minutes for the February 29, 2012 Planning Board Meeting was made by John Cima second to motion was made by David Knupfer.  
**ALL AYES--MOTION CARRIED.**

**J:J Truck Wash & Repair**

1166 Vision Parkway, Town of Pembroke

(Tax Map #15.-1-30)

Application #12.03.01

Request for a **SITE PLAN REVIEW**

- Mr. Jeff Schwartz is requesting approval of the construction and location of two (2) signs for property located at 1166 Vision Parkway, Town of Pembroke and identified as Tax Map # 15.-1-30.
- Mr. Schwartz was in attendance.
- A detailed Site Plan was provided displaying the nature, size and location of the signs.
- The application did not require Genesee County Planning recommendation.
- The property is zoned INT.

**NO QUESTIONS WERE ASKED.**

**Joanne Schwartz** has submitted application #12.03.01 requesting a Site Plan Review for the construction and location of two (2) new signs, for property located at 1166 Vision Parkway, Town of Pembroke and identified as Tax Map #15.-1-30.

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

**RESOLUTION #7 of 2012-J:J of Pembroke/SITE PLAN REVIEW**

**WHEREAS** J:J of Pembroke has requested a Site Plan Review for property located at 1166 Vision Parkway, Town of Pembroke, TM#15.-1-30 for the purpose of the addition of two (2) signs; and

**WHEREAS** The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at this meeting held on March 28, 2012;

**NOW, THEREFORE, BE IT RESOVLED** 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 Knupfer, seconded by David Sabato, the following **RESOLUTION** was **ADOPTED** by roll call vote: Michael Bakos; AYE, David Sabato; AYE, Michael Herec; AYE, John Cima; AYE, David Knupfer; AYE.  
ALL AYES-MOTION CARRIED

**RESOLUTION #8 of 2012—J:J of Pembroke/SITE PLAN REVIEW**

**RESOLVED** that the Site Plan is hereby **APPROVED** by the Town of Pembroke Planning Board with the following stipulations.

- All signage must comply with the Town of Pembroke Zoning Codes and Regulations.

**Bailey Electric Motor**  
2186 Main Rd., Town of Pembroke  
(Tax Map #21.-1-1)  
Application #12.03.02  
Request for a **SITE PLAN REVIEW**

- Mr. Glen Bailey is requesting approval of the addition of an entry canopy to his building located at 2186 Main Rd., Town of Pembroke and identified as Tax Map #21.-1-1.
- Mr. Bailey was in attendance.
- A detailed Site Plan was provided displaying the location of buildings on the parcel, the new canopy location and the distances from boarding property lines.
- The application did not require Genesee County Planning recommendation.
- The property is zoned LC.

NO QUESTIONS WERE ASKED

**Glen Bailey** has submitted application #12.03.02 requesting a Site Plan Review for the location of an entry canopy, for property located at 2186 Main Rd., Town of Pembroke and identified as Tax Map #21.-1-1.

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

#### **RESOLUTION #9 of 2012-Bailey Electric Motor/SITE PLAN REVIEW**

**WHEREAS** Bailey Electric Motor has requested a Site Plan Review for property located at 2186 Main Rd., Town of Pembroke, TM#21.-1-1 for the purpose of the addition of an entry canopy; and

**WHEREAS** The Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at this meeting held on March 28, 2012;  
**NOW, THEREFORE, BE IT RESOVLED** 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 Michael Bakos, the following **RESOLUTION** was **ADOPTED** by roll call vote: Michael Bakos; AYE, David Sabato; AYE, Michael Herec; AYE, John Cima; AYE, David Knupfer; AYE.  
ALL AYES-MOTION CARRIED

#### **RESOLUTION #10 of 2012—Bailey Electric Motor/SITE PLAN REVIEW**

**RESOLVED** that the Site Plan is hereby **APPROVED** by the Town of Pembroke Planning Board.

#### **SPECIAL USE PERMIT**

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 Holder has returned a Notice stating they are abandoning the Permit.

1. Glen Bailey TM#21.-1-1—Jon Campbell, Parcel Delivery

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

**RESOLUTION #11 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.

**DISCUSSION:**

**NEW BUSINESS:** Genesee Community College will be offering a “Livable Communities” event on Thursday May 3, 2012. It is a four hour program and will satisfy the educational requirements set by the Town for any board members whom attend.

**OLD BUSINESS:**

Clean Energy has provided two of the three documents requested by the Planning Board at its February 29, 2012 meeting, which granted preliminary approval of the Special Use Permit and the Site Plan.

- A document from the Pembroke Fire Department stating they have no concerns.
- A letter from Ms. Julie Stone stating approval of the relocation of a well access easement.

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

**RESOLVED** that said Special Use Permit and Site Plan is hereby granted final **APPROVAL** by the Town of Pembroke Planning Board contingent on documentation from Clark Patterson Lee stating that Clean Energy and Flying J have litigated the eighteen (18) concerns listed in the engineers report and New York State Building, Electrical, Plumbing and Fire Codes have also been evaluated in accordance with the NFPA 52 Vehicular Gaseous Fuel Systems Code.

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

**ALL AYES—MOTION CARRIED**

Meeting Closed at 8:35 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.*