



**TOWN OF PEMBROKE  
PLANNING BOARD  
1145 Main Rd., Pembroke, NY 14036  
Minutes for the regular meeting held July 18, 2012**

**ATTENDANCE:**

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

**PUBLIC PRESENT:** Thomas Kelkenberg, Thomas Schneider, Dan Clemmons, Chuck Lowder, Debra Stalker, Donna Elliott, John McCormick, William Joyce and Jamie Waff.

MEETING called to order at 8:40 pm.  
Chairman Kutter led the “Pledge of Allegiance”.

**A MOTION to Approve** the Minutes for the June 27, 2012 Planning Board Meeting was made by John Cima, second to motion was made by Michael Herec.  
**ALL AYES--MOTION CARRIED.**

**PUBLIC PARTICIPATION:** The Town board discussed storage containers that are allowed in Commercial, Limited Commercial and Industrial districts. The question that arises is should they be permitted in districts which do not allow containers. The Planning board will look at changes to the ordinance at the August meeting. At that time non-commercial wind energy systems will be discussed. The meeting will be for proposals and no recommendations will be made that night. The Planning board will consider what other towns have adopted and will consider what the Genesee County Planning Board has done.

**Thomas Kelkenberg**  
1302 Phelps Rd., Town of Pembroke  
(Tax Map #19.-2-31/1)  
Application #12.07.01  
Request for a **LAND SEPARATION**

- Thomas Kelkenberg has submitted a request for a land separation for property located at 1302 Phelps Rd., Town of Pembroke, Tax Map #19.-2-31/1.
- An 8.8 acre lot will be separated from the existing parcel.
- The request did not require Genesee County Recommendation.

- Zoning District –AG/R.

NO QUESTIONS WERE ASKED.

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

ALL AYES-MOTION CARRIED.

### **RESOLUTION #19 OF 2012 Thomas Kelkenberg/LAND SEPERATION**

**WHEREAS** Thomas Kelkenberg has submitted application #12.07.01 for a Land Separation for property located on 1302 Phelps Rd., Town of Pembroke and identified as Tax Map #9.-2-31/1.

**WHEREAS** the Pembroke Planning Board has made a detailed review of the Environmental Assessment Form and accepted same at a meeting held on July 18, 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 Linda Rindell, and seconded by David Sabato, the following **RESOLUTION** was **ADOPTED** by roll call vote: Michael Bakos; AYE, Linda Rindell; AYE, David Sabato; AYE, Chairman Kutter; AYE, Michael Herec; AYE, John Cima; AYE, David Knupfer; AYE.

ALL AYES-MOTION CARRIED.

### **RESOLUTION #20 OF 2012 Thomas Kelkenberg/Land Separation**

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

- Mr. Kelkenberg should inform potential new owners in writing that the Mobile Home Park cannot be enlarged and any changes to the property must be approved by the Town of Pembroke Planning Board.
- A mylar will be provided to the Town representing the land separation.

#### **CORE STATES GROUP**

8420 Alleghany Rd., Town of Pembroke

(Tax Map #15.-1-3)

Application #12.06.08

Request for a **SITE PLAN REVIEW**

- Core State is requesting approval to add a DEF tank, dispensers, new concrete island and to modify the electrical systems.
- A detailed Site Plan was provided.

- The site plan was presented to Clark Patterson Lee for review.
- Genesee County Planning recommended Approval at its July 12, 2012 meeting with the stipulation that Pembroke fire department is aware of the changes as the project will pose significant impact.
- Jamie Waff the Town Fire chief was present, stating he will be in contact with Clark Patterson regarding the proposal.
- The property is zoned INT.

**Core States Group** has submitted application #12.06.08 requesting a Site Plan Review for upgrades for property located at 8420 Alleghany Rd., Town of Pembroke and identified as Tax Map #15.-1-3.

Clark Patterson Lee the Town of Pembroke engineers after having thoroughly reviewed the application will provide the Planning board and Core States with a written document stating the project is in compliance with any and all requirements and if it is not a detailed explanation will be delivered.

No voting will take place the Planning Board will wait for Clark Patterson and the fire department to finish their review and are satisfied.

**DISCUSSION:** Jeffrey Humel/Site Plan Review & Special Use Permit for property located at 1633 Indian Falls Rd., Town of Pembroke, TM#12.-1-5.11. Mr. Humel and Chairman Kutter toured the site a few days prior to tonight’s meeting.

**PUBLIC PARTICIPATION:** No further questions.

**NEW BUSINESS:**

**OLD BUSINESS:**

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

ALL AYES—MOTION CARRIED

Meeting Closed at 9:12 pm.

Respectfully Submitted,

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Doneen Pfalzer  
Acting Recording Secretary

Richard Kutter  
Chairman

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