



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on January 16, 2013**

ATTENDANCE:

- Chairman- Nathan Witkowski
- Vice Chairman-Terrance Daniel
- David Sabato
- Richard Doktor
- Terrance Daniel
- Ronald Kasinski
- Doneen Pfalzer-ZBA Secretary

PUBLIC PRESENT: Peter Sformo, Thomas Schneider, Michael Bakos and Robert Neubauer.

MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes for the December 19, 2012 Zoning Board Meetings was made by Ronald Kasinski, second to motion made by Richard Doktor.

Voice Vote—ALL AYES—MOTION PASSED.

David Clare

1011 Lakeside Dr., Town of Pembroke
(Tax Map #9.18-1-36)

Request for AREA VARIANCE

- Continuation from the January 16, 2013 Zoning Board meeting.
- Mr. Clare is requesting an side yard area variance of 8 ft. for the placement of a 24x36 ft. detached garage
- Zoning district is AG/R the required minimum is 15 ft. from a side property line.
- Mr. Clare is required to submit a letter of approval from the Indian Falls association.
- The application did not require Genesee County recommendation.
- A detailed Site plan was provided.
- Mr. Clare was not in attendance..

PUBLIC PARTICIPATION— Robert Neubauer is a neighboring property owner. He has the property for sale. He said Mr. Clare's driveway is not in its proper location. He is concerned about property lines and an easement. He would like to make sure that when the board grants the variance that it is from the property line not the easement. The easement was moved from its original placement and the driveway was never relocated to reflect that. Mr. Neubauer and Mr. Clare are friendly but the potential new owner's may like to have any discrepancy cleared prior to purchasing the property. Therefore it is important that the garage be constructed as not to intrude on the neighboring property. The easement is 20x160 ft.

On **MOTION** to **TABLE** the Public Hearing and allow Mr. Clare the opportunity to appear made by Terrance Daniel and seconded by Richard Doktor.

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

ALL AYES—**MOTION PASSED.**

Zoning Board Decision: The Public Hearing **TABLED** at 7:40 pm.

Shellye Dale-Hall attempted to contact Mr. Clare.

On **MOTION** made by David Sabato and seconded by Terrance Daniel, the Public Hearing **CLOSED** at 7:53 pm.

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

ALL AYES—**MOTION PASSED.**

On **MOTION** made by Chairman Witkowski and seconded by Terrance Daniel to **TABLE** the application until which time Mr. Clare may be in attendance.

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

ALL AYES—**MOTION PASSED.**

New Business:

On **MOTION** made by Richard Doktor and seconded by Ronald Kasinski to **APPOINT** Nathan Witkowski as Chairman and Terrance Daniel as Vice Chairman.

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

ALL AYES—**MOTIN PASSED.**

Discussion:

Old Business:

A **MOTION** to close the meeting was made by David Sabato, seconded by Terrance Daniel.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:00 pm.

Respectfully Submitted,
Doneen Pfalzer-ZBA Secretary

Nathan Witkowski-ZBA Chairman

These minutes are a draft only, subject to revision and/or change prior to approval by the Zoning Board of Appeals.