



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on February 20, 2013**

ATTENDANCE:

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

PUBLIC PRESENT:

MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes for the January 16, 2013 Zoning Board Meetings was made by

_____, second to motion made by _____.

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 present to represent the application.

PUBLIC PARTICIPATION—

On **MOTION** made by _____ and seconded by _____,

APPROVAL of a side yard area variance of 8 ft. based on the nature of the request will not pose significant impact to or change the character of the existing neighborhood.

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: APPROVAL WITH NO RESTRICTIONS.

PUBLIC HEARING

Daniel Mast

8771 Alleghany Rd., Town of Pembroke
(Tax Map #19.-1-15.1)

Request for **AREA VARIANCE**

PUBLIC HEARING called to order at _____ 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 Witkowski read the Affidavit of Posting and discussed the Notice to Adjoining Property Owners.

- Daniel Mast is requesting a thirteen (13) ft. North side yard area variance for the location of an 18x21 ft. shed.
- Zoning district is LC the required minimum is 25ft. from a side property line.
- No Neighboring letters were returned.
- Genesee County Planning recommended approval-.
- A detailed Site plan was provided.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** to CLOSE the Public Hearing made by _____ and seconded by _____
Voice Vote—ALL AYES

MOTION PASSED

The Public Hearing closed at _____ pm.

On **MOTION** made by _____ and seconded by _____, **APPROVAL** of a North side yard area variance of thirteen (13) 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: David Sabato-Aye; Richard Doktor-Aye; Chairman Witkowski-Aye; Terrance Daniel-Aye; Ronald Kasinski-Aye.

ALL AYES—**MOTION PASSED.**

Zoning Board Decision: APPROVAL WITH NO RESTRICTIONS.

New Business:

Discussion:

Old Business:

A **MOTION** to close the meeting was made by _____, seconded by _____.
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.