



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on March 27, 2013**

ATTENDANCE:

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

PUBLIC PRESENT:

A Motion to Approve the Minutes for the February 20, 2013 Zoning Board Meetings was made by Richard Doktor, second to motion made by Terrance Daniel.
Voice Vote—ALL AYES—MOTION PASSED.

PUBLIC HEARING

Debra Stalker

1624 Indian Falls Rd., Town of Pembroke
(Tax Map #12.-1-68)

Request for AREA VARIANCE

PUBLIC HEARING called to order at 7:34 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.

- Debra Stalker is requesting a five (5) ft. East side yard area variance for the location of a Mobile Home.
- Zoning district is AG/R the required minimum is 25ft. from a side property line.
- Three neighboring letters were returned expressing no objection to the placement of the new home.
- Genesee County Planning recommended approval.
- A detailed Site plan was provided.
- The new home will be placed in the same location as the existing the variance will bring the property into compliance with Pembroke Zoning.

PUBLIC PARTICIPATION—There was no Public Participation.

On **MOTION** made by David Sabato and seconded by Nathan Witkowski, **APPROVAL** of an East side yard area variance of five (5) ft. based on Genesee County recommending approval and the nature of the request will not pose an impact to or change the character of the existing neighborhood.

ROLL CALL VOTE: Richard Doktor-Aye; David Sabato-Aye; Chairman Witkowski-Aye.

ALL AYES—MOTION PASSED.

Zoning Board Decision: APPROVAL WITH NO RESTRICTIONS.

PUBLIC HEARING

Patrick Galloway

2575 Angling Rd., Town of Pembroke

(Tax Map #21.-1-43)

Request for **TWO AREA VARIANCES**

PUBLIC HEARING called to order at 7:48 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.

- Patrick Galloway is requesting a 37.79 ft. front yard variance and an eight (8) ft. east side yard area variance for the location of a roof extension and a porch.
- Zoning district is MDR the required minimum is 50ft. from a right of way and 25 ft. from a side lot.
- One neighboring letter was returned supporting the request.
- A detailed Site plan was provided as well as a sketch of the proposal.
- The porch will replace an existing 3’ x 56” cement stoop.

On Motion to Close the Public Hearing made by Terrance Daniel and seconded by Richard Doktor. The Public Hearing Closed at 8:00pm

On **MOTION** made by Terrance Daniel and seconded by Richard Doktor, **APPROVAL** of an East side yard area variance of five (5) ft. and a 37.79 ft. front yard area variance based the nature of the request will not pose an impact to or change the character of the existing neighborhood.

ROLL CALL VOTE: Richard Doktor-Aye; Chairman Witkowski-Aye; Terrance Daniel-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 Terrance Daniel, seconded by Richard Doktor.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:30 pm.

Respectfully Submitted,
Doneen Pfalzer-ZBA Secretary

Nathan Witkowski-ZBA Chairman

These minutes are final, approved with corrections by the Zoning Board of Appeal 4/17/2013.