



THE TOWN OF PEMBROKE PLANNING BOARD

1145 Main Rd., Pembroke, NY 14036

Minutes for the regular meeting held on February 26, 2014

ATTENDANCE:

- Chairman-Thomas Schneider
 - Vice Chairman-Michael Herec
 - Linda Rindell
 - Michael Bakos
 - David Knupfer
- Diane Denton-Acting Recording Secretary

PUBLIC PRESENT: Yes

MEETING called to order at 7:30 pm.
Chairman Schneider led the “Pledge of Allegiance”.

A MOTION TO APPROVE the Minutes from the November 27, 2013 Planning Board Meeting was made by Mr. Knupfer; second to motion was made by Mr. Bakos.

Voice Vote: ALL AYES—MOTION CARRIED.

Discussion/RC Pulsers

13923 Knapp Rd.

TM# 14.-1-73.1

Zoning District: AG/R

Concessions made by Club Members Regarding RC Pulsers’ SPECIAL USE PERMIT

- No one from RC Pulsers was present or contacted Chairman Schneider regarding the concessions their members were asked to make.
- Neighboring resident, Mary Goldhawk was present.
- Discussion on hold—Chairman Schneider will contact them and find out their resolution on the proposed changes.

Land Separation/John Worth

8735 S. Lake Rd.
TM# 18.-2-18
Zoning District: AG/R

- Mr. Worth had the parcel surveyed and presented a Mylar of the proposed separation of approximately 4 acres from #18.-2-18 where there are two houses. Mr. Worth wishes to sell the separated parcel, which contains the older house.
- Frontage on the separated parcel would be about 335 ft., so no variance is needed. The frontage on the remainder of the original parcel would also meet Zoning regulations.
- The odd shape of the new parcel would allow Mr. Worth to keep the road back to the creek on his property.
- Chairman Schneider said he has been trying to find out if Land Separations are under SEQR; Batavia never does a SEQR with them. He proposed that Mr. Worth's Land Separation could be an unlisted action.

On **MOTION** made by Mr. Bakos, and seconded by Mr. Herec to make a **negative declaration on the SEQR**.

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye; Chairman Schneider-Aye.
ALL AYES-MOTION CARRIED

On **MOTION** made by Mr. Bakos, and seconded by Ms. Rindell to **APPROVE** the Land Separation as presented.

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye; Chairman Schneider-Aye.
ALL AYES-MOTION CARRIED

PLANNING BOARD DECISION: APPROVAL of Land Separation.

Rescind Special Use Permit

Ruthanne Marble
2254 Beckwith Rd., TM# 13.-1-29

- Ms. Marble indicated on the Special Use Permit renewal form sent out to her that she is no longer conducting her Massage Therapy business

On **MOTION** made by Mr. Schneider, and seconded by Ms. Rindell to **Rescind** Ms. Marble's Special Use Permit.

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye; Chairman Schneider-Aye.

ALL AYES-MOTION CARRIED

PLANNING BOARD DECISION: Rescinded Special Use Permit.

Rescind Special Use Permit

Dale Adamski

2186 Cleveland Rd., TM# 16.-1-22.12

- Mr. Adamski indicated on the Special Use Permit renewal form sent out to him that he is no longer conducting his Tool & Die business.

On **MOTION** made by Mr. Schneider, and seconded by Ms. Rindell to **Rescind** Mr. Adamski's Special Use Permit.

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye; Chairman Schneider-Aye.

ALL AYES-MOTION CARRIED

PLANNING BOARD DECISION: Rescinded Special Use Permit.

OLD BUSINESS: John Cima is off the board as of February.

NEW BUSINESS: Marie Vaughn was hired to begin on the Planning Board in March. Donald Dylag has been hired to fill the vacancy on the Zoning Board of Appeals. The Town Board is still looking into whether or not to appoint alternates for the Planning Board and ZBA. Chairman Schneider is attending Code Enforcement Boot Camp, three days a month for six months. There will be a review of the Town Comprehensive Plan, which is the town's view of the community, hopefully with some citizen involvement. There was a discussion of possible training for board members, specifically new SEQR training. Chairman Schneider will talk to Felipe at County to set something up.

A MOTION to adjourn the meeting was made by Mr. Bakos, and seconded by Mr. Knupfer.

ALL AYES—MOTION CARRIED

Meeting Closed at 8:03pm.

Respectfully Submitted,
Diane M. Denton,
Acting Recording Secretary
Thomas Schneider Chairman

These minutes were approved by the Town of Pembroke Planning Board 3/26/14.