



**THE TOWN OF PEMBROKE  
PLANNING BOARD**  
**1145 Main Rd., Pembroke, NY 14036**  
Minutes for the regular meeting held on September 24, 2014

**ATTENDANCE:**

- Chairman-Thomas Schneider
  - Vice Chairman-Michael Herec
  - Michael Bakos
  - Richard Kutter
  - David Knupfer
- Diane Denton-Acting Recording Secretary

**PUBLIC PRESENT: Yes**

MEETING called to order at 7:30pm.

Chairman Schneider led the “Pledge of Allegiance”.

**A MOTION TO APPROVE the Minutes** from the August 27, 2014 Planning Board Meeting was made by Mr. Kutter; second to motion was made by Mr. Herec.

**Voice Vote: ALL AYES—MOTION CARRIED.**

**Land Separation**

**Miller’s Sonshine Acres**

2142 Genesee St., Town of Pembroke

Tax Map #24.-1-54

Zoning District: AG/RES

Separation of 2.0 acres that contains existing house from 51 acre parcel.

- Bernie Schmieder, surveyor, was present to represent the owner, Dan Miller.
- The owner, who is a farmer, has enough houses and wants to utilize the farmland he has. He wishes to separate the 2 acres to create a lot with some land, so there is plenty of room to put in a septic system. The area is low and mostly wetlands, trees and brush.
- Existing access for the proposed parcel is a gravel drive off of Genesee St. that loops around the back of the house. The farmer accesses his cultivated land from the south off of Simmons Rd. He has a farm crossing over the tracks.
- No letter needed from the owner as the surveyor signed the application documents.
- Both parcels would have sufficient frontage.
- Mylar presented and signed by Chairman Schneider.

On **MOTION** made by Mr. Kutter and seconded by Mr. Herec to make a **negative declaration on the SEQR short form.**

**ROLL CALL VOTE** Mr. Bakos-Aye; Mr. Kutter-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye; Mr. Schneider-Aye.

**ALL AYES-MOTION CARRIED**

On **MOTION** made by Chairman Schneider and seconded by Mr. Knupfer to **APPROVE the Land Separation.**

**ROLL CALL VOTE** Mr. Bakos-Aye; Mr. Kutter-Aye; Mr. Herec-Aye; Mr. Knupfer-Aye; Mr. Schneider-Aye.

**ALL AYES-MOTION CARRIED**

**NEW BUSINESS:** Regional workshop at the Clarion in Batavia on November 14<sup>th</sup>: Mike Bakos wants to attend, and Mike Herec thinks he will be able to. Diane will let Nicole know as the Town Board has to approve the fees of \$75 each. They have a workshop on Thursday, September 25<sup>th</sup>.

**OLD BUSINESS:** None

**DISCUSSION:** Upcoming Dawn Kuras application for online vehicle sales was referred to County who called to say that the same application was made in 2009 and disapproved by them and the Town of Pembroke Planning Board. Chairman Schneider thinks the best route would be to describe the new application as a Home Occupation Vehicle Brokerage. Ms. Kuras has an office where she does business over the internet and there would be nothing outside that would be different. There should be strict stipulations on it: i.e. no onsite maintenance (repairing/detailing), only 1 car on lawn, no lighting. Dan Leffel, down the road from the Kuras' has what is basically an illegal car dealership.

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

**ALL AYES—MOTION CARRIED**

Meeting Closed at 7:55pm.

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

*These minutes were approved by the Town of Pembroke Planning Board 10/29/14.*