



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on March 19, 2014**

ATTENDANCE:

- Nathan Witkowski - Chairman
- Terrance Daniels – Vice Chairman
- David Sabato
- Richard Doktor
- Donald Dylag
- Diane Denton—ZBA Secretary

MEETING called to order at 7:31 pm.

A Motion to Approve the Minutes from January 15, 2014 was made by Terrance Daniels; second to motion made by Richard Doktor.

Voice Vote—ALL AYES—**MOTION PASSED.**

PUBLIC HEARING Steven Flumerfeldt
9984 Lovers Lane Rd., Town of Pembroke
(Tax Map # 19.-1-49.12; Zoning District: AG/RES)
Request for **SIDE LOT AREA VARIANCE**

PUBLIC HEARING was opened at 7:32pm. The Notice of Public Hearing ran in the Batavia Daily News March 14, 2014, was posted on the Town’s Bulletin Board and letters were sent to adjoining property owners.

- One letter was received from a neighbor who had no problem with Mr. Flumerfeldt’s proposed project.
- Mr. Flumerfeldt was present. He is requesting a side lot variance for a 12 ft. x 21 ft. all metal carport with 7 ft. posts, peak less than 12 ft. The rear corner would be the closest point to property line.
- His driveway is a straight run in and out of his existing attached garage.
- Chairman Witkowski noted some recent changes that the Town of Pembroke made, which relaxed regulations on accessory structures. Section 303A, #2 states that a one story accessory building having a total floor area of 256 sq. ft. or less with a height of not more than 12 ft., shall not be located closer than 8 ft. to the rear and side lot lines and shall be located in the rear yard.
- The proposed building will comply with a side lot distance of 15 ft. from the property line. However, it will need a variance in order to be located in the side yard.

PUBLIC PARTICIPATION—No members of the public were present.

Motion to Close the Public Hearing made by Richard Doktor and seconded by David Sabato.

Voice Vote: All Ayes—motion passed.

The Public Hearing Closed at 7:43pm

On **MOTION** made by David Sabato and seconded by Richard Doktor: **to approve an area variance for the location of a 252 sq. ft. Carport in the side yard, pursuant to the Zoning Changes in Section 303A of Local Law #2 of 2013.**

ROLL CALL VOTE: Richard Doktor-Aye; Terrance Daniels-Aye; David Sabato-Aye; Donald Dylag-Aye; Chairman Witkowski-Aye.
ALL AYES—MOTION PASSED.

Zoning Board Decision: APPROVAL of Side Lot Area Variance.

Discussion: Chairman explained to resident the need for Zoning Regulations.

Old Business: The board welcomed new board member, Don Dylag.

New Business: None

A **MOTION** to close the meeting was made by David Sabato, seconded by Donald Dylag.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 7:50pm.

Respectfully Submitted,
Diane Denton-ZBA Secretary
Nathan Witkowski-ZBA Chairman

These minutes were approved by the Zoning Board of Appeals on April 16, 2014.