



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on August 20, 2014**

ATTENDANCE:

- Nathan Witkowski — Chairman
- Terrance Daniel — Vice Chairman
- John Kadziolka
- Richard Doktor
- Donald Dylag
- Diane Denton — ZBA Secretary

MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes from April 16, 2014 was made by Mr. Daniel; second to motion made by Mr. Dylag.

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

PUBLIC HEARING Michael and Deborah Bakos
2369 Pratt Rd., Town of Pembroke
(Tax Map # 17.-1-17; Zoning District: Commercial)
Request for **AREA VARIANCE**
Required Referral to Genesee County

PUBLIC HEARING was opened at 7:35pm. The Notice of Public Hearing ran in the Batavia Daily News August 14, 2014, was posted on the Town's Bulletin Board and letters were sent to adjoining property owners.

- Mike and Deborah Bakos are requesting an area variance for the construction of a garage on an existing foundation.
- One letter was received from a neighbor who had no problem with the Bakos' proposed project.
- The three-story barn on that foundation was demolished because the roof had collapsed. The proposed construction would be in the same location. The area variance is needed because it has been more than a year since the demolition.
- The application has been referred to County. It came in too late for August, but will be heard at County's September planning board meeting. Zoning and Codes officer, Charlie Reid, ok'd the Public Hearing to be held before County's recommendation.
- Mr. Daniel commented that the proposal looks straightforward, and won't impact the neighborhood.
- Two variances are needed: one for the amount of setback and the other because it is over a year since the barn was demolished.

PUBLIC PARTICIPATION—Applicants.

Motion to Close the Public Hearing made by Mr. Doktor and seconded by Mr. Kadziolka.

Voice Vote: All Ayes—motion passed.

The Public Hearing Closed at 7:40pm

The Board's motion and vote on these variances will be put on the agenda for its September meeting, so County's recommendation can be taken into consideration.

Discussion: None

Old Business: Question about when next Zoning meeting is. It was scheduled for September 9th, which is a polling day so it may need to be changed. Copies of updated Zoning Regulations were handed out.

New Business: Chairman Witkowski announced that training is available in September for the OARS site. Deb Conti passed out details. Secretary will re-send any future training opportunities via email to board members.

A **MOTION** to close the meeting was made by Mr. Doktor, seconded by Mr. Daniel.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 7:56pm.

Respectfully Submitted,

Diane Denton-ZBA Secretary

Nathan Witkowski-ZBA Chairman

These minutes were approved by the Zoning Board of Appeals on September 17, 2014.