



**TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS  
Minutes for the regular meeting held on September 17, 2014**

**ATTENDANCE:**

- Nathan Witkowski — Chairman
- John Kadziolka
- Donald Dylag
- Diane Denton — ZBA Secretary

**MEETING called to order at 7:30 pm.**

**A Motion to Approve** the Minutes from August 20, 2014 was made by Mr. Kadziolka; second to motion made by Mr. Dylag.

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

**Michael and Deborah Bakos**  
2369 Pratt Rd., Town of Pembroke  
(Tax Map # 17.-1-17; Zoning District: Commercial)  
Request for **AREA VARIANCES**  
*Required Referral to Genesee County*  
(Public Hearing was held 8/20/14)

- Chairman Witkowski told Mike Bakos not to attend as, with the death of Mr. Doktor and absence of Mr. Daniel, the board doesn't have a supermajority to overrule County's recommendation.
- County approved, but with the modification that the garage Mr. Bakos proposes to build be back-loaded, because a front-loaded garage would place vehicles parked in front of it within the County right-of-way and risk property damage as a result of snow plowing.
- Mr. Bakos doesn't wish to make this modification. There is a three foot drop at the back of the foundation where the garage would go, and, also, some apple trees he doesn't wish to take down.
- Chairman Witkowski said that if Mr. Bakos had started to build the garage within one year of the demolition of the old barn, he wouldn't have needed to get County's or the ZBA's approval and could have built it with the door at the front.
- Mr. Kadziolka thought the garage would be too close to the road.
- Mr. Dylag didn't have a problem with it being front-loaded as it would be located the same as the previous building was.

**A MOTION** to table the board's decision until their October meeting was made by Mr. Kadziolka, seconded by Mr. Dylag.

Voice Vote—ALL AYES

**MOTION PASSED**

**Discussion:** None

**Old Business:**

**New Business:** Fall 2014 Regional Local Government Workshop to be held at the Clarion Hotel in Batavia on Friday, November 14.

Chairman Witkowski will call Nichole to see about a replacement for Mr. Doktor.

A **MOTION** to close the meeting was made by Chairman Witkowski, seconded by Mr. 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 October 15, 2014.*