



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on October 15, 2014**

ATTENDANCE:

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

MEETING called to order at 7:31 pm.

A Motion to Approve the Minutes from September 17, 2014 was made by Mr. Dylag; second to motion made by Mr. Kadziolka.

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)

- This application was tabled last month as the board didn't have a supermajority if it decided to overrule County's recommendation that the proposed garage be back-loaded. Mr. Bakos doesn't want to make this modification. The back of his property slopes down to the creek, he has fruit trees there, and it would require a great deal of fill.
- The previous structure on the same foundation was front-loaded, and the proposed garage wouldn't be closer to the road than the barn is now.
- Mr. Bakos stated that the garage was to be used mostly for storage and didn't intend to park cars in front, which was one of County's concerns, especially regarding the road being plowed. The Bakos' have a U-shaped driveway that offers plenty of parking away from the road.
- It was noted that the Town, not the County, plows Pratt Rd.
- Any potential plowing damage to vehicles parked too near the road is the owner's responsibility.
- Board decided that building the garage on the existing foundation wouldn't pose any negative impact on the neighborhood.
- Construction on the garage must begin within six months or a new application will have to be made.

On **MOTION** made by Terrance Daniels and seconded by Mr. Kadziolka: **to approve the following three variances:**

- 39 ft. front yard variance

- 25 ft. side yard variance
- Allow accessory building to be located in the front yard

ROLL CALL VOTE: Terrance Daniels-Aye; John Kadziolka-Aye; Donald Dylag-Aye; Chairman Witkowski-Aye.

ALL AYES—MOTION PASSED.

Discussion: Board talked about the Bakos property being zoned Commercial, and why a resident would want to change districting from Commercial to Residential.

Old Business: Review committee to meet next Wednesday, 10/22/14.

New Business:

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

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:00pm.

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

These minutes were approved by the Zoning Board of Appeals on January 21, 2015.