



THE TOWN OF PEMBROKE PLANNING BOARD

1145 Main Rd., Pembroke, NY 14036

Minutes for the regular meeting held on February 25, 2015

ATTENDANCE:

- Chairman-Thomas Schneider
 - Linda Rindell-Vice Chairman
 - David Knupfer
 - Greg Kuras
- Diane Denton-Acting Recording Secretary

PUBLIC PRESENT: Yes

MEETING called to order at 7:31pm.

Chairman Schneider led the “Pledge of Allegiance”.

A MOTION TO APPROVE the Minutes from the December 30, 2014 Planning Board Meeting was made by Ms. Rindell; second to motion was made by Mr. Kuras.

Voice Vote: ALL AYES—MOTION CARRIED.

Informational: Site Plan Review J & R Specialties/Fancher Properties, Inc.

Buffalo East Tech Park – South Campus
Brickhouse Corners Dr., Town of Pembroke
TM# 19.-1-74

Zoning District: Interchange

Would require referral to Genesee County

- Application is for the construction of a new 15, 354 sq. ft. office and warehouse.
- Randy Fancher of Fancher Properties and Douglas Klotzbach, architect, were present. Fancher Properties has a facility at Crittenden and Main in Newstead, but it is too expensive to put in a waterline. The site in the Buffalo East Tech Park in Pembroke offers a new opportunity for what is potentially a \$500,000 – \$600,000 project.
- Manufacture metal partitions, lockers, signage overhead doors, mostly ordered from manufacturers sometimes to partially assemble. The only things they manufacture are door signs. The majority of their work is commercial.
- Their service area is statewide, so the Buffalo East Tech Park is a good location with the Thruway entrance nearby.
- They are looking to construct a pole type structure with Adirondack porch facing Brickhouse Corners Dr. There would be a dock with door, assembly line and offices. They have six employees in the office and 18 in the field.

- Parking would be for employees. They don't have a lot of walk-in customers, but there is enough property to add a retail shop down the line. They are not looking for approval on that at this time.
- Chairman Schneider said that, being a corner lot, the property actually has two side setbacks and a front setback, but no rear setback; the side facing Main is actually the front yard, as Brickhouse Dr. is an interior road. To be on the safe side it might be good for them to go before the ZBA for variances.
- The site would have its own driveway off of Brickhouse Corners Dr.
- Needs to go to County by March 4th by 5pm for Site Plan and any variances. If it went to the ZBA for variances, it would need a Public Hearing.
- Planning Board decided that the Site Plan Review didn't need a Public Hearing as it fits into the initial approval of the Park site plan.
- There was a discussion about how the site plan should be revised to avoid the need for variances. Mr. Fancher and Mr. Klotzbach decided that they would submit a new site plan in time to go to County for its March Planning Board meeting.

Discussion: Site Plan Review

Yancey's Fancy

857 Main Rd., Town of Pembroke

Tax Maps #14.-2-24.21/P

Zoning District: Interchange

Would require referral to Genesee County

- Applicant is requesting the placement of a 100 ft. self-supporting monopole communication tower for communication between Yancey's two locations. Tower to be anchored to existing silo pad, greater than 150 ft. from Main Road and west (closest) property line.
- Mr. Schneider noted that this wouldn't be a commercial communication tower but an antenna falling under Section 303.
- Mr. Kuras raised concerns about the tower having guide wires or coming down in strong winds, which might prove a hazard to the public. Chairman Schneider said that the plan is to anchor it to the silo where the public would have limited access. Other board members mentioned that it wasn't the board's job to address liability – that was the concern of Yancey's and Yancey's insurance. Chairman Schneider said he would talk to the town lawyer regarding the town's liability.
- The board agreed that they needed a better drawing showing parking and buildings, etc. Chairman Schneider said that he would talk to Charlie about getting one.
- This Site Plan Review needs to go to County by March 4th @ 5pm.

Rescind Special Use Permits

Mary Doktor, 1500 ½ Main Rd., TM# 9.-1-27

and

Jenny Worthington, Heaven's Gate Floral & Gifts,

827 Genesee S., TM# 22.-1-22.22

- Both Mary Doktor and Jenny Worthington returned their Special Use Permit 2015 renewal forms noting that they no longer needed the Special Use Permits attached to their properties.
- Regarding Mary Doktor – no longer doing business; the building has been demolished.
- Regarding Jenny Worthington—no longer doing business.

On **MOTION** made by Mr. Schneider, and seconded by Ms. Rindell to **Rescind both Special Use Permits.**

ROLL CALL VOTE Ms. Rindell-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye.
ALL AYES-MOTION CARRIED

PLANNING BOARD DECISION: Special Use Permits rescinded, effective immediately.

Request to Remove Top Soil

Linda Richley/Linda’s Diner

8783 Allegheny Rd., Town of Pembroke

Tax Maps #

Zoning District:

Whereas:

Linda Richley (Linda’s Diner) has asked permission, under Section 302 G Town of Pembroke Zoning Law, to remove topsoil from 8783 Allegheny Road, Corfu, NY 14036.

Whereas:

Topsoil being removed from the construction of a parking lot in accordance with a site plan approved by the Planning Board.

Whereas:

Said topsoil remaining onsite would be detrimental to the full use of the site.

Motion made by Ms. Rindell to approve
 Second to motion made by Mr. Knupfer

ROLL CALL VOTE Ms. Rindell-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye.
ALL AYES

Now, therefore be it resolved,

Permission is granted to remove the topsoil displaced due to the construction of the parking lot with the following stipulations:

1. Written permission from the property owner is to be provided, to the Town Zoning Officer, by the contractor charged with removing said topsoil.
2. After topsoil is removed the area be graded in accordance with the approved site plan.

Old Business: None

New Business: None

A **MOTION** to adjourn the meeting was made by Mr. Knupfer, and seconded by Ms. Rindell.

ALL AYES—MOTION CARRIED

Meeting Closed at 8:22pm.

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

These minutes were approved by the Town of Pembroke Planning Board 3/25/15.