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**THE TOWN OF PEMBROKE  
PLANNING BOARD**  
**1145 Main Rd., Pembroke, NY 14036**  
Minutes for the regular meeting held on May 27, 2015

**ATTENDANCE:**

- Chairman-Thomas Schneider
- Linda Rindell
- Mike Bakos
- Richard Kutter
- David Knupfer-Vice Chairman
- Marie Vaughn
- Greg Kuras
- Diane Denton-Acting Recording Secretary

**PUBLIC PRESENT: Yes**

MEETING called to order at 7:30pm.  
Chairman Schneider led the “Pledge of Allegiance”.

**A MOTION TO APPROVE the Minutes** from the April 29, 2014 Planning Board Meeting was made by Ms. Vaughn; second to motion was made by Ms. Rindell.

**Voice Vote: ALL AYES—MOTION CARRIED.**

**Land Separation**

**Gary Smith**

Genesee St., Town of Pembroke

Tax Maps #22.-1-41

Zoning District: AG/RES

- Gary Smith’s son, Chad, presented a survey. The land separated from TM# 22.-1-41 would have 200 feet of frontage, in compliance as a building lot.
- Chairman Schneider asked if the ZBA had seen this application. The distance from the proposed new property line of a large wood building left on the remaining piece of the parcel would not be in compliance at 16.2 ft. Chad Smith called it a shed, but at 50 ft. x 30 ft. it is a structure not accessory building and needs to be at least 25 ft. from property line.
- Chad Smith noted that his house had just sold and that he needs to get the construction of his new home underway ASAP.
- Chairman Schneider told him that he had two options: to get a new survey to jog over the property line or go to the ZBA for an area variance. It seems better to keep the straight property line and apply for the variance.
- Chairman Schneider said he would talk to Charlie to see if a building permit could be issued before the ZBA meeting in June.

- The board could approve the Land Separation with the stipulation that Chad Smith gets a new survey or obtains the area variance.
- If it goes to the ZBA, it would need to go to County and require a Public Hearing.

On **MOTION** made by Mr. Kutter and seconded by Ms. Vaughn to make a **negative Declaration on the SEQR short form.**

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

On **MOTION** made by Mr. Schneider and seconded by Mr. Kutter to **APPROVE the Land Separation pending:**

- 1) **The ZBA approves a side lot variance for the wood building or Chad Smith presents a new survey changing the property line to be in compliance.**
- 2) **Chad Smith gets a letter from his father, Gary, giving him permission to act on his behalf.**

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

## **Land Separation**

**Henry Sommers**

8905 N. Angling Rd., Town of Pembroke  
 Tax Maps #24.-1-33.21  
 Zoning District: AG/RES

- Applicant is requesting a separation of 200 ft. of frontage off of 24.-1-33.21 in order to build a new home.
- The board thought it looked very straightforward.
- If the Land Separation is approved, a survey has to be done within six months.

On **MOTION** made by Mr. Kutter and seconded by Mr. Knupfer to make a **negative declaration on the SEQR short form.**

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

On **MOTION** made by Chairman Schneider and seconded by Mr. Kutter to **APPROVE the Land Separation as presented.**

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

## Land Separation

Daniel Stratton

1185 Sliker Rd., Town of Pembroke

Tax Maps #9.-1-39

Zoning District: AG/RES

- Applicant is requesting a separation of 25 ft. from TM# 9.-1-41 (owned by Terri Yaw) to merge with TM# 9.-1-39, which is his property.
- Ms. Yaw was present and gave the board a new survey.
- Mr. Stratton needs to get his parcel surveyed, showing the separated parcel from TM# 9.-1-41 merged with TM# 9.-1-39.
- Mr. Kutter noted that the merger needed to be stated in the deed, so that County will merge the two properties.

On **MOTION** made by Mr. Rindell and seconded by Ms. Vaughn to make a **negative declaration on the SEQR short form.**

**ROLL CALL VOTE** Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-Aye; Mr. Kuras-Aye; Ms. Vaughn-Aye; Mr. Knupfer-Aye; Mr. Schneider-Aye.

**ALL AYES-MOTION CARRIED**

On **MOTION** made by Chairman Schneider and seconded by Ms. Rindell to **APPROVE the Amended survey to TM# 9.-1-41 that shows the separation of the 25 ft. as well as the Land Separation and merger.**

**ROLL CALL VOTE** Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-Aye; Mr. Kuras-Aye; Ms. Vaughn-Aye; Mr. Knupfer-Aye; Mr. Schneider-Aye.

**ALL AYES-MOTION CARRIED**

**Old Business:** Some discussion on new Veterans cemetery on Rt. 77.

**New Business:** None

A **MOTION** to adjourn the meeting was made by Mr. Kutter, and seconded by Mr. Bakos.

**ALL AYES—MOTION CARRIED**

Meeting Closed at 8:07pm.

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

*These minutes were approved by the Town of Pembroke Planning Board 6/24/15.*