



**THE TOWN OF PEMBROKE  
PLANNING BOARD  
1145 Main Rd., Pembroke, NY 14036  
Minutes for the regular meeting held on June 24, 2015**

**ATTENDANCE:**

- Chairman-Thomas Schneider
- Linda Rindell
- Mike Bakos
- Richard Kutter
- 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 May 27, 2014 Planning Board Meeting was made by Mr. Kutter; second to motion was made by Ms. Rindell.  
**Voice Vote: ALL AYES—MOTION CARRIED.**

**Land Separation and Merger**

**Stephen Stocking**  
2200 Angling Rd., Town of Pembroke  
Tax Maps #24.-1-52.11  
Zoning District: AG/RES

- Bob Stocking submitted a letter giving Steve Stocking permission to handle the application for the land separation.
- Proposal is to separate 22 ½ acres from TM #24.-1-52.11 to merge with TM #24.-1-52.12. This would leave 1¾ acres with the house and sufficient frontage to be in compliance. The separated parcel has to be merged so as not to create a land-locked parcel.

On **MOTION** made by Mr. Kutter and seconded by Ms. Rindell 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; Mr. Schneider-Aye.  
**ALL AYES-MOTION CARRIED**

On **MOTION** made by Mr. Bakos and seconded by Mr. Schneider to **APPROVE the Land Separation and Merger.**

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

**New Business:** The ZBA and the Town Board have asked that “Kennel” be added to Agricultural district. Chairman Schneider described the circumstances that brought this up: Deborah Kirkum’s desire to operate a kennel for American Kennel Club mini Dachshunds on Beckwith Rd. She will have to come to the PB for a SUP permit, at which time the board can set perimeters to ensure that she is not running a puppy mill. Legally, the Town Board can approve a Zoning change, but first needs to come to the Planning Board for a recommendation.

On **MOTION** made by Mr. Kutter and seconded by Mr. Bakos to recommend adding “Kennel” to Agriculture district under Special Use Permits.

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

**Old Business:** None

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

**ALL AYES—MOTION CARRIED**  
Meeting Closed at 7:52pm.

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

*These minutes were approved by the Town of Pembroke Planning Board on July 29, 2015*