



**THE TOWN OF PEMBROKE
PLANNING BOARD
1145 Main Rd., Pembroke, NY 14036
Minutes for the regular meeting held on July 29, 2015**

ATTENDANCE:

- Chairman-Thomas Schneider
 - Linda Rindell
 - Mike Bakos
 - David Knupfer
 - Marie Vaughn
 - 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 June 24, 2014 Planning Board Meeting was made by Mr. Kuras; second to motion was made by Ms. Vaughn.
Voice Vote: ALL AYES—MOTION CARRIED.

Land Separation

George Wells Jr.

2077 Main Rd., Town of Pembroke

Tax Maps #16.-1-33.111

Zoning District: AG/RES

- Co-executors of George Wells’ estate, George Wells Jr. and Linda Von Kramer were present.
- The Zoning Board of Appeals approved two side lot variances and one frontage variance at its June meeting.
- There were questions about the property line running into the driveway that goes back to Ms. Von Kramer’s property. For now it is not an issue as she is one of the co-executors of George Well’s estate; if the property was sold in the future, the driveway could either be made into an easement or moved over as there is 30 ft. to play with.
- Mr. Wells Jr. will supply a survey for Chairman Schneider to sign.

On **MOTION** made by Mr. Bakos 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. Knupfer-Aye; Ms. Vaughn-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye

ALL AYES-MOTION CARRIED

On **MOTION** made by Mr. Schneider and seconded by Mr. Knupfer to **APPROVE the Land Separation of 151 ft x 400 ft. off of TM# 16.-1-33.111.**

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

ALL AYES-MOTION CARRIED

Land Separation

Cal Winkstein

2684 Pratt Rd., Town of Pembroke

Tax Maps #12.-1-15

Zoning District: AG/RES

- Mr. Winkstein was present. He wants to sell house. Frontage at 200 ft. is in compliance.
- Mr. Winkstein already has had survey done. Chairman Schneider signed it,

On **MOTION** made by Mr. Knupfer 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. Knupfer-Aye; Ms. Vaughn-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye

ALL AYES-MOTION CARRIED

On **MOTION** made by Mr. Kuras and seconded by Mr. Knupfer to **APPROVE the Land Separation as presented.**

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

ALL AYES-MOTION CARRIED

Land Separation and Merger

Frank Pfalzer

Meiser Rd., Town of Pembroke

Tax Map#s 9.-1-32.2, 9.-1-32.1, 9.-1-33

Zoning District: MDR

- Mr. Pfalzer was present. He explained that TM# 9.-1-33 doesn't have a leach bed and is currently hooked into Indian Falls Methodist Church's. There is no room for one on his property just to the north, TM# 9.-1-32.1 and his only other option is to create one to hook into on the southern part of TM# 9.-1-132.2, which is also his property. The alleyway he would need to run down through is a paper/abandoned road.
- He would be merging 9.-1-32.1, 9.-1-33, and a portion of 9.-1-32.2. The frontage would be good and make the properties more conforming.

- The board found the maps and site plans present very confusing, especially in regards to the location of the chain link fence at the back property line of the church.
- The board decided that they needed Mr. Pfalzer to get the proposed land separation and merger properly surveyed, to be sure that he can get 20 feet for strip to run off to leach bed.

On **MOTION** made by Mr. Bakos and seconded by Ms. Rindell to **Table Mr. Pfalzer's application until the Planning Board's August meeting.**

Voice Vote: ALL AYES—MOTION CARRIED

New Business: None

Old Business: None

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

ALL AYES—MOTION CARRIED

Meeting Closed at 8:31pm.

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

These minutes were approved by the Town of Pembroke Planning Board August 26, 2015