



**THE TOWN OF PEMBROKE
PLANNING BOARD**
1145 Main Rd., Pembroke, NY 14036
Minutes for the regular meeting held on September 30, 2015

ATTENDANCE:

- Chairman-Thomas Schneider
 - Linda Rindell
 - Mike Bakos
 - Richard Kutter
 - David Knupfer
 - 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 August 26, 2015 Planning Board Meeting was made by Ms. Vaughn; second to motion was made by Mr. Kutter.

Voice Vote: ALL AYES—MOTION CARRIED.

Land Separation

Gary and Donna DeWind

1341 Little Falls Rd., Town of Pembroke

Tax Map# 9.-2-15.21

Zoning District: AG/RES

- Donna DeWind was present. The DeWinds are requesting a land separation of two conforming lots in order to sell one lot.
- The DeWinds presented a survey done in August (2015). They also have surveys of each parcel created by the separation.
- Frontage for both parcels would meet requirements.

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

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-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 Ms. Rindell to **APPROVE the Land Separation as presented.**

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-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 Maps #9.-1-32.2, 9.-1-32.1, and 9.-1-33
Zoning District: MDR

- This application was tabled from July.
- Mr. Pfalzer was present. He would be merging 9.-1-32.1, 9.-1-33, and a portion of 9.-1-32.2. The frontage would be good. Currently TM# 9.-1-33 doesn't have a leach bed and is currently hooked into Indian Falls Methodist Church's. There isn't 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.
- Mr. Pfalzer presented new survey, which showed that he could merge the properties over the alleyway.

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. Knupfer-Aye; Ms. Vaughn-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye
ALL AYES-MOTION CARRIED

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

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

Land Separation

Mark Cerasani

9082 Lake Rd., Town of Pembroke
Tax Map# 22.-1-10.22
Zoning District: AG/RES

- Mr. Cerasani wasn't present.
- The board needs to see a survey with setbacks and tabled until October.

New Business:

- The Kirkum Kennel application for a Special Use Permit was sent to County and will be on the agenda as a Public Hearing for the Planning Board's October Meeting.
- Dollar General is looking to locate on Rt. 77; no application has been submitted yet. They couldn't find property in the village that wasn't wetlands. Mr. Kutter said that they should have the DOT issue a driveway/entrance permit first. 5,000 square feet is the maximum for a building in Limited Commercial and the building they are proposing is 10,000 square feet. The Board agreed that there should be a zoning change to allow more square footage in Limited Commercial.

Old Business:

- Chairman Schneider talked to Sandy Miles regarding the RC Pulsars' suit. She said it is going to court.
- Fancher is still trying to sell their property in Newstead and Chairman Schneider hasn't heard anything from the GGDLC regarding the Fancher purchase in the Buffalo Tech Park.

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

ALL AYES—MOTION CARRIED

Meeting Closed at 8:15pm.

Respectfully Submitted,

Diane M. Denton,

Acting Recording Secretary

Thomas Schneider Chairman

These minutes were approved by the Town of Pembroke Planning Board 10/28/15