



**THE TOWN OF PEMBROKE
PLANNING BOARD
1145 Main Rd., Pembroke, NY 14036
Minutes for the regular meeting held on December 30, 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 November 23, 2015 made by Mr. Kuras; second to motion was made by Ms. Rindell.
Voice Vote: ALL AYES—MOTION CARRIED.

Land Separation Extension

Daniel Stratton
1185 Sliker Rd., Town of Pembroke
Tax Maps #9.-1-39
Zoning District: AG/RES

- At the May 27, 2015 meeting, the Planning Board approved Mr. Stratton’s application for a separation of 25 ft. from TM# 9.-1-41 (property he has now purchased) to merge with TM# 9.-1-39. As he did not file a Mylar within the six months allotted from the time of approval, he is requesting an extension in order to do so.
- Mr. Stratton was not present.
- The Board felt that as they didn’t have a problem with the requested Land Separation at its first hearing, and there weren’t any changes, they could agree to extend the time for it to be filed.

On **MOTION** made by Chairman Schneider 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. Knupfer-Aye; Ms. Vaughn-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye
ALL AYES-MOTION CARRIED

On **MOTION** made by Mr. Knupfer and seconded by Ms. Vaughn **to approve extending the Land Separation as originally presented with the restriction that if Mr. Stratton doesn't file a Mylar within six months, he will have to come before the Board to reapply.**

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

Discussion:

The Dollar General will likely be back before the Planning Board in January, once The Town Board votes on the text change to allow a building up to 10,000 sq. ft. in Limited Commercial.

Mr. Kuras said that he went to the proposed location for the Dollar General to investigate whether or not the approved 9 ft. wide parking spaces were large enough (Zoning Law states a parking space should be 10 ft. wide). He measured his truck that from mirror to mirror is 8 ½ ft. wide. He went to Cosby's and his Prius, which is 6" narrower than his truck, was rather tight. He mentioned that the yellow stripes on parking spaces are there by law, and a vehicle must park within them, not on them (as he found out when he got a ticket). Considering an emergency situation, the elderly or disabled, a 9ft. wide parking space doesn't give enough room between cars.

Chairman Schneider thought that the parking space issue was a valid concern and could be brought up when they come before the board again.

New Business:

Chairman Schneider mentioned that he might be going over to work in Zoning and to let him know if anyone is interested in being Planning Board Chairman. There are three new Town Board members. John Worth is now the Town Supervisor.

Old Business:

Fancher is still trying to sell J&R Specialties building in Akron, so there hasn't been any progress on their possible move into the Buffalo East Tech Park.

There was a question about when Yancey's Fancy would have an open house in their new facility. Chairman Schneider said that it probably wouldn't be until they move their offices there.

A MOTION to adjourn the meeting was made by Mr. Bakos, and seconded by Mr. Knupfer.
ALL AYES—MOTION CARRIED

Meeting Closed at 7:50pm.
Respectfully Submitted,
Diane M. Denton,
Acting Recording Secretary
Thomas Schneider Chairman

These minutes were approved by the Town of Pembroke Planning Board January 27, 2016