



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on July 15, 2015**

ATTENDANCE:

- Nathan Witkowski — Chairman
- John Kadziolka
- Donald Dylag
- Donald Showler
- Diane Denton — ZBA Secretary

MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes from June 17, 2015 was made by Mr. Showler; second to motion made by Mr. Dylag.

Voice Vote—ALL AYES—**MOTION PASSED.**

Public Hearing
Frontage and Setback Area Variances/George Wells Jr.
2077 Main Rd., Town of Pembroke
Tax Map #16.-1-33.111; Zoning District: AG/RES
Required referral to Genesee County

PUBLIC HEARING was opened at 7:31pm. The Notice of Public Hearing ran in the Batavia Daily News July 8, 2015, was posted on the Town's Bulletin Board, and letters were sent to 12 adjoining property owners within 500 feet.

- Co-executors of their father's estate, George Wells Jr. and his sister Linda Von Kramer were present. They would like to separate two parcels from TM# 16.-1-33.111 that currently has a 301 ft. frontage.
- Chairman Witkowski received one letter from G & R Kaufta @ 2069 Main Rd, who had no problem with the proposed project or the variances needed.
- County approved, given that the homes are pre-existing and that neighboring properties exhibit similar setbacks, so the proposed variances should pose no significant county-wide or inter-community impact.
- Applicant needs a 16 ft. side lot variance on existing house and a 5ft. side lot variance on chicken coup, as well as a 50 ft. frontage variance in order to take the Land Separation application to the Planning Board.
- Charlie Reid went out to the property and had a look.

- Chairman Witkowski asked about the age of the homes. The larger one, which was originally a barn, dated from around 1900; the smaller one is about 50 years old.
- The creation of 150 ft. frontage on one of the separated parcels would cut into the driveway of Mr. Wells' sister's house located at the back. It was determined that there was enough room to move the driveway's entrance over if necessary.

PUBLIC PARTICIPATION—None

Motion to Close the Public Hearing made by Chairman Witkowski and seconded by Don Showler.
Voice Vote: All Ayes—motion passed.

The Public Hearing Closed at 7:42pm

On **MOTION** made by Mr. Showler, and seconded by Mr. Dylag: **to approve:**

- **16 ft. side lot area variance on existing home**
- **5 ft. side lot area variance on existing chicken coop**
- **50 ft. frontage area variance**

ROLL CALL VOTE: Mr. Kadziolka-Aye; Mr. Dylag - Aye; Mr. Showler -Aye; Chairman Witkowski-Aye.

ALL AYES—MOTION PASSED.

Old Business: Dog Kennel issue: at their June meeting, the Planning Board recommended approval by the Town Board who will vote on it at their 7/23 workshop.

New Business:

A **MOTION** to close the meeting was made by Mr. Showler, seconded by Chairman Witkowski.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 7:56pm.

Respectfully Submitted,
 Diane Denton-ZBA Secretary
 Nathan Witkowski-ZBA Chairman

These minutes were approved by the Zoning Board of Appeals August 19, 2015