



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on August 19, 2015**

ATTENDANCE:

- Nathan Witkowski — Chairman
- Terrance Daniel
- Donald Dylag
- Donald Showler
- Diane Denton — ZBA Secretary

MEETING called to order at 7:30 pm.

Minutes from July 19, 2015: correction noted by Mr. Daniel on page 2 of 2; motion to approve George Wells' variances made by Mr. Dylag, not Mr. Daniel; also, Mr. Dylag voted Aye, not Nay.

A Motion to Approve the Minutes with corrections from July 19, 2015 was made by Mr. Dylag; second to motion made by Mr. Showler.

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

Public Hearing

Side lot Area Variance/David Cummings

9178 Allegheny Rd., Town of Pembroke

Tax Map #23.-1-50.11; 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 August 8, 2015, was posted on the Town's Bulletin Board, and letters were sent to adjoining property owners within 500 feet.

- Aimee Cummings was present.
- The Cummings' land separation was approved in April, survey done with "a jog" in the southern property line. The buyer of this parcel wants the property line straightened, which requires an 8ft. side lot variance for shed.
- The Cummings had a new survey done to reflect the change.
- One letter was received from the neighboring property owners who live in Odessa, Texas. The Caspers hadn't any problem with the application.
- County approved, stating that the proposed setback should pose no significant county-wide or inter-community impact. The board was in agreement.

PUBLIC PARTICIPATION—Yes

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

The Public Hearing Closed at 7:35pm

On **MOTION** made by Mr. Dylag, and seconded by Mr. Daniels **to approve an 8 ft. side lot variance to straighten out the lot line to facilitate the sale of the house, in accordance with County’s approval recommendation.**

ROLL CALL VOTE: Mr. Daniel-Aye; Mr. Dylag - Aye; Mr. Showler -Aye; Chairman Witkowski-Aye.
ALL AYES—MOTION PASSED.

Old Business: None

New Business: Budget – pay increase.

A **MOTION** to close the meeting was made by Mr. Showler, seconded by Chairman Witkowski.
Voice Vote—ALL AYES
MOTION PASSED

Meeting adjourned at 7:45pm.

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

These minutes were approval by the Town of Pembroke Zoning Board of Appeals October 21, 2015