



**THE TOWN OF PEMBROKE  
PLANNING BOARD**

**1145 Main Rd., Pembroke, NY 14036**

Minutes for the regular meeting held on January 27, 2016

**ATTENDANCE:**

- Chairman—Thomas Schneider
- Vice Chairman—David Knupfer
- Mike Bakos
- 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 December 30, 2015** made by Mr. Kuras; second to motion was made by Mr. Knupfer.

**Voice Vote: ALL AYES—MOTION CARRIED.**

**Amended Site Plan**

**Dollar General/CSS Construction**

9181 Allegheny Rd., Town of Pembroke

Tax Maps #23.-1-11.1

Zoning District: AG/RES with LC

- Matt Sutton from CSS Construction Companies was present.
- Now that the Zoning text changes allowing 10,000 sq. ft. in Limited Commercial have been approved, CSS wishes to basically go back to the original site plan.
- The parking spaces have been enlarged to 10’ x 20’, with no change in the number of spaces.
- The septic will be on the north side of the building, a sand-filtered system. The perc test results officially came in today and now the application can go to the Department of Health.
- Regarding the main water connection, CSS has sent Monroe County Water a set of plans, but hasn’t heard back yet. Mr. Sutton said he didn’t anticipate any problem in getting their approval.
- Adding the septic system expanded their footprint of disturbance by over an acre, so a permit from the DEC is now required and they will need to follow all the storm water management requirements.
- The driveway permit has been submitted to the DOT. Mr. Sutton said that it meets site distance requirement, which for a minor commercial entrance is a little less than for a new road coming onto an existing road.
- The placement of the driveway is dependent on DOT approval.
- A culvert will be added across entrance, so water doesn’t flow across pavement.

- DOT wants a narrow entrance, so cars aren't lining up width-wide. Grass pavement gives wider access to delivery trucks.
- A variance for a 20 ft. sign was granted by the Zoning Board of Appeals in December. In answer to a question by Mr. Kuras, Mr. Sutton said that the Dollar General prefers higher standing signs as opposed to monument signs as they allow for better vision.

On **MOTION** made by Chairman Schneider and seconded by Mr. Knupfer to make a **negative Declaration on the SEQR short form.**

**ROLL CALL VOTE** Mr. Bakos-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
ALL AYES (four board members present)—**MOTION CARRIED**

On **MOTION** made by Mr. Knupfer and seconded by Mr. Bakos to **approve the amended site plan.**

**ROLL CALL VOTE** Mr. Bakos-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
ALL AYES (four board members present)—**MOTION CARRIED**

## **Land Separation and Merger**

**Lynn Schafer**

1106 Akron Rd., Town of Pembroke  
Tax Maps #s 9.-1-50.112 and 9.-1-57  
Zoning District: AG/RES

- Lynn Schafer and his son Adam Schafer were present. They wish to separate land from TM# 9.-1-57 to merge with TM# 9.-1-50.112 to give 25 ft. clearance around a barn that currently crosses both parcels. This would make leave the entire barn on TM# 9.-1-50.112.
- The Separation from TM# 9.-1-57 was drawn to allow for 25 ft. clearance of existing barn to proposed new property line.
- TM #9.-1-50.112 is already a non-conforming lot with only 185.88 ft. of frontage. The proposed separation would not make it more non-conforming.
- TM# 9.-1-57 has enough frontage on Akron Rd. to straighten line of the proposed separation. Mr. Schafer said he didn't want to do so as it would then cut into an existing driveway that he uses for farming. He doesn't want to lose driveway if separated parcel is ever sold by his son.
- The board's conclusion is that the separation is an odd shape, but otherwise hadn't any objections. Looking at surrounding lots, many were odd shapes and dimensions.
- Chairman Schneider stated that this is one of those situations where the board tries to make it as right as possible.

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

**ROLL CALL VOTE** Mr. Bakos-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
ALL AYES (four board members present)—**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; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
**ALL AYES** (four board members present)—**MOTION CARRIED**

**Discussion:** None

**New Business:** None

**Old Business:** None

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

Meeting Closed at 8:11pm.  
Respectfully Submitted,  
Diane M. Denton,  
Acting Recording Secretary  
Thomas Schneider Chairman

*These minutes were approved by the Town of Pembroke Planning Board March 30, 2016*