



**TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS  
Minutes for the regular meeting held on March 22, 2017**

**ATTENDANCE:**

- Terrance Daniel — Chairman
- Donald Dylag— Vice Chairman
- John Kadziolka
- Donald Showler
- Erika Gabbey
- Thomas Marshall - Alternate
- Diane Denton — ZBA Secretary

**MEETING called to order at 7:30 pm.**

**A Motion to Approve** the Minutes from January 18, 2017 was made by Mr. Kadziolka; second to motion made by Mr. Dylag.

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

**Chairman Daniel introduced the new alternate, Thomas Marshall.** He will participate as a voting member in the event a regular member is absent.

**Public Hearing**

**Area Variance/Louis Callari**

8015 Hopkins Rd., Town of Pembroke

Tax Map #9.17-1-12; Zoning District: AG/RES

*(Not a County road; didn't need referral to County)*

**PUBLIC HEARING** was left open from January 18, 2017

- The Callaris presented a new plan for the garage they propose to build, with two area variances requests for the ZBA to consider. This new plan has been approved by the Indian Falls Lake Home Owners Association. Mr. Callari said the president of the IFLHOA, Phil DiNicola, just wants to make sure the siding matches the house and the height is all right. Mr. Daniels mentioned those things are not under the purview of the ZBA.
- The proposed garage is 24 ft. deep and 26 ft. wide to be placed in front of the house and 36 ft. from the right of way. Town Zoning Law requires that an accessory building be located at the side or back of the main building with a set back of at least 50 ft.
- Two variances are needed:
  - 1) Placement of garage in front yard
  - 2) Front yard set back variance of 14 ft. from row

**Motion to Close the Public Hearing** made by Mr. Dylag and seconded by Ms. Gabbey.  
Voice Vote—ALL AYES—**MOTION PASSED.**

**Public Present?** Applicants – Mr. Callari and his son

**The Public Hearing Closed at 7:35pm**

On **MOTION** made by Ms. Gabbey and seconded by Mr. Showler **to approve two variances**, as they will not have any adverse effect on the neighborhood:

- **Front yard area variance of 14 ft. from row**
- **Placement of accessory building in front yard**

**ROLL CALL VOTE:** Ms. Gabbey-Aye; Mr. Kadziolka-Aye; Mr. Dylag - Aye; Mr. Showler -Aye;  
Chairman Daniel-Aye.

**ALL AYES—MOTION PASSED**

**New Business:** Planning Board also has a new alternate, Jim Uebelhoer. The plan is for Mr. Uebelhoer to eventually take over as Chairman, so Tom Schneider can work in Zoning full-time.

Chairman Daniel updated his cell phone number. He said his home number is no longer valid.

**Old Business: None**

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

Meeting adjourned at 7:40pm.  
Respectfully Submitted,  
Diane Denton-ZBA Secretary  
Terrance Daniel-ZBA Chairman

*These minutes were approved by the Zoning Board of Appeals June 21, 2017*