



**3 THE TOWN OF PEMBROKE
PLANNING BOARD
1145 Main Rd., Pembroke, NY 14036
Minutes for the regular meeting held on December 27, 2017**

ATTENDANCE:

- Jim Uebelhoer —Chairman
- Michael Bakos
- Richard Kutter
- Dave Knupfer
- Philip Conti

PUBLIC PRESENT: Yes

MEETING called to order at 7:30pm.
Chairman Uebelhoer led the “Pledge of Allegiance”.

MOTION TO APPROVE the Minutes from October 25, 2017 made by Mr. Kutter; Second to motion was made by Mr. Uebelhoer.

Voice Vote: ALL AYES—MOTION CARRIED.

Discussion

Possible Zoning District Change

1711 Genesee St, Town of Pembroke

Tax Map# 10.1-30

Zoning District: AG/RES

- Adam Schafer doesn’t want to close on purchase of TM# 10.-1-30 unless he knows the parcel’s AG/RES districting could be changed to Interchange. His father, Lynn Schafer, owns property to the north. The current owner of the parcel is Al Davis. The Veteran’s cemetery is on the other side of the road.
- Properties along RT 77 south of TM# 10.-1-30 are already Interchange, so the requested change wouldn’t be spot zoning.
- TM# 10.-1-30 is 49.1 acres. The top half of the parcel is wetlands, but a substantial area—the southern part of approximately 25 acres—is developable.
- Potentially TM# 10.-1-30 and, to its south, TM# 15.-1-2 could be developed together.
- Mr. Conti, new Planning Board member, asked what was allowed in an Interchange district. Tom Schneider read out loud from the list in the Zoning Code: mostly the same as in a Commercial district except that Interchange requires Special Use Permits
- DOT said the driveway would have to be on RT 77, probably across from the Veteran’s Cemetery’s maintenance road.
- The board members didn’t have an issue with the proposed zoning change. Either the current owner will make a formal application or Mr. Schafer will once he purchases the property.

Discussion/Tiny House

Heather Adams

9026 Lake Rd., Town of Pembroke

Tax Map# 18.-1-74

Zoning District: AG/RES

- Regarding the Tiny House on her property at 9026 Lake Rd., TM# 18.-1-74, Heather Adams is looking for a Zoning change that would allow Tiny Houses in the Town of Pembroke. She wants to be allowed to rent hers this summer, after which she intends to move it to the Adirondacks.
- Mr. Schneider noted that Section 510 of Zoning law allows recreational vehicles/temporary dwellings. It could be considered comparable to a camper/trailer.
- Ms. Adams didn't need a building permit for the Tiny House, because it is on wheels and portable. Chairman Uebelhoer said that if a Special Use Permit is issued it should be for six months only.
- If allowed for public use, one of the concerns is the Tiny House's composting toilet and potable water. The Genesee County Health Department would have to approve in terms of sanitation, sewer, water, and safety.
- Mr. Schneider said that changing the zoning was probably not the best way to handle Mr. Adams' request; doing so would open a can of worms.
- The board discussed that, at least, Ms. Adams was up front about what she wanted to do. Members agreed they were willing to consider her application for a Temporary Special Use Permit, although not sure it would approve. If it did, it would do so with strict stipulations attached to it.

Discussion/Special Use Permit Review

- Letters will go out in early January for current Special Use Permit holders to confirm they are still using them.
- Mr. Schneider and Chairman Uebelhoer have gone through the list and noted ones they thought were no longer being used. Specific letters will be sent out to the ones in question stating that the Planning Board will hold a Public Hearing with a view to rescinding them unless the resident can prove their SUP is still being used for the purposes it was originally granted.

A MOTION to adjourn the meeting was made by Mr. Uebelhoer, and seconded by Ms. Bakos.

ALL AYES—MOTION CARRIED

Meeting Closed at 8:06pm.

Respectfully Submitted,
Diane M. Denton,
Acting Recording Secretary
Jim Uebelhoer, Chairman

These minutes were approved by the Town of Pembroke Planning Board January 31, 2018