



**THE TOWN OF PEMBROKE  
PLANNING BOARD  
1145 Main Rd., Pembroke, NY 14036  
Minutes for the regular meeting held on May 30, 2018**

**ATTENDANCE:**

- Jim Uebelhoer — Chairman
- Dave Knupfer — Vice Chairman
- Mr. Bakos
- Cheyanne Seelau
- Richard Kutter
- Greg Kuras
- Philip Conti III
- Linda Rindell (Alternate)
- Diane Denton, Acting Recording Secretary
- Thomas Schneider, Zoning Enforcement Officer

**PUBLIC PRESENT: Yes**

MEETING called to order at 7:00pm.  
Jim Uebelhoer led the “Pledge of Allegiance”.

Linda Rindell sat in for Greg Kuras, who arrived late, for the vote on the minutes.

**One correction made on the minutes from April 25, 2018: Mr. Kutter was omitted from board members attendance.**

**MOTION TO APPROVE** the corrected Minutes from April 25, 2018 made by Mr. Knupfer;  
Second to motion was made by Mr. Uebelhoer.

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

**Land Separation**

**Ray Schumacher**

9084 Boyce Rd., Town of Pembroke

Tax Map# 24.-1-6.11

Zoning District: AG/RES

- Mr. Schumacher would like to separate a building lot with 200 ft. of frontage from TM# 24.-1-6.11.
- Lot to separate would meet all requirements.
- The driveway would not be in play. The separation would be 200 ft. south from where the survey currently shows the lot line.
- No leech lines in play and the separation would not encroach on any wetlands (there are some adjacent to the property).

On **MOTION** made by Mr. Bakos and seconded by Ms. Seelau **to make a negative**

**declaration on the SEQR short form.**

**ROLL CALL VOTE:** Mr. Bakos-Aye; Ms. Seelau-Aye; Mr. Kutter-Aye, Mr. Uebelhoer-Aye; Mr. Knupfer-Aye; Mr. Conti-Aye; Mr. Kuras-Aye  
All Ayes (7)—**MOTION CARRIED**

On **MOTION** made by Mr. Knupfer and seconded by Mr. Conti **to approve the land separation as presented.**

**ROLL CALL VOTE:** Ms. Seelau-Aye; Mr. Kutter-Aye; Mr. Uebelhoer-Aye; Mr. Knupfer-Aye; Mr. Conti-Aye; Mr. Kuras-Aye; Mr. Bakos-Aye

All Ayes (7)—**MOTION CARRIED**

## **Land Separation and Merger**

**Marvin Meiser**

Indian Falls Rd., Town of Pembroke

Tax Map#s 12.-1-74 and 12.-1-73.2

Zoning District: AG/RES

- Mr. Meiser would like to separate approximately 7.5 acres from TM# 12.-1-74 to merge with TM# 12.-1-73. He wants to sell woods.
- Ed and Lou Ann Mileham are buying property from Mr. Meiser.
- There will be one separation and two mergers.
- The separation won't affect any frontage.

On **MOTION** made by Mr. Kutter and seconded by Mr. Knupfer **to make a negative declaration on the SEQR short form.**

**ROLL CALL VOTE:** Mr. Kutter-Aye; Mr. Uebelhoer-Aye; Mr. Knupfer-Aye; Mr. Conti-Aye; Mr. Kuras-Aye; Mr. Bakos-Aye; Ms. Seelau-Aye

All Ayes (7)—**MOTION CARRIED**

On **MOTION** made by Mr. Uebelhoer and seconded by Mr. Kuras **to approve the land separation and merger as presented.**

**ROLL CALL VOTE:** Mr. Uebelhoer-Aye; Mr. Knupfer-Aye; Mr. Conti-Aye; Mr. Kuras-Aye; Mr. Bakos-Aye; Ms. Seelau-Aye; Mr. Kutter-Aye

All Ayes (7)—**MOTION CARRIED**

### **Old Business:**

- Tom Schneider talked about the Zoning text change to restrict the size of signs in Interchange District to 35 ft. Also to add non-commercial wind systems to Interchange District, requiring the setback to be 1.5 times the height of the tower. This would mitigate the problems that came up with the Econo Lodge wind turbine application. Mr. Kuras stated that

there was more liability for non-commercial wind turbines than commercial ones, because they are often closer to residential properties. He also wondered if there was anything stopping a field of non-commercial wind turbines. Mr. Schneider noted that a user can't have more wind power generation than they are using—can't sell unused power back to grid, so there is no incentive to have a lot of turbines. Mr. Kuras also wondered who would be responsible if/when the turbines become derelict. Ms. Seelau suggested something be written into Zoning text to state time frame allowed for derelict turbines to be taken down. Tom will write it out and then present text changes to the Town Board.

On **MOTION** made by Mr. Bakos and seconded by Mr. Kutter **to recommend text changes regarding non-commercial wind energy systems and signage to the Town Board.**

**ROLL CALL VOTE:** Mr. Knupfer-Aye; Mr. Conti-Nay; Mr. Kuras-Nay; Mr. Bakos-Aye; Ms. Seelau-Aye; Mr. Kutter-Aye; Mr. Uebelhoer-Aye

Five (5) Ayes; Two (2) Nays—**MOTION CARRIED**

- Tom Schneider had an update on the Tiny House: Heather Adams isn't going to rent it out this year, because her dog business is keeping her very busy. If she wants to do it next year, she will have to come before the board to extend her Temporary Special Use Permit.
- Ms. Seelau wondered if letters had gone out regarding any unused Special Use Permits.
- The board will rescind Mr. Von Kramer's contractor yard Special Use Permit at the next meeting.

**New Business:** None

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

**Voice Vote:**

ALL AYES—**MOTION CARRIED.**

Meeting Closed at 7:46pm.  
Respectfully Submitted,  
Diane Denton  
Acting Recording Secretary

Jim Uebelhoer, Chairman

*These minutes were approved by the Town of Pembroke Planning Board July 25, 2018*