



**THE TOWN OF PEMBROKE
PLANNING BOARD
1145 Main Rd., Pembroke, NY 14036
Minutes for the regular meeting held on April 24, 2019**

ATTENDANCE:

- Jim Uebelhoer — Chairman
- Dave Knupfer — Vice Chairman
- Michael Bakos
- Cheyanne Seelau
- Philip Conti
- Greg Kuras
- Richard Kutter — Alternate
- Diane Denton — Secretary
- Thomas Schneider, Zoning Enforcement Officer

PUBLIC PRESENT: Yes

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

Dick Kutter, alternate, sat in for Thomas Marshall who was absent.

MOTION TO APPROVE the Minutes from February 27, 2019 made by Mr. Knupfer;
Second to motion was made by Mr. Kuras.

Voice Vote: ALL AYES—MOTION CARRIED.

Land Separation

Bruce Pfalzer

1453 Genesee St., Town of Pembroke
Tax Map# 23.-1-17.2
Zoning District: Agricultural/Residential

- Mr. Pfalzer was present. He is seeking to separate TM# 23.-1-17.2 into two lots.
- The Zoning Board of Appeals approved frontage variances needed to split the property. The ZBA approved the variances only for the purpose of the Land Separation and not to create a building lot, adding a stipulation that in the future any plans for building would require a variance request brought before the Zoning Board of Appeals.

On **MOTION** made by Mr. Uebelhoer and seconded by Mr. Kuras 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
Seven (7) AYES; No (0) NAYS—**MOTION CARRIED**

On **MOTION** made by Mr. Uebelhoer and seconded by Mr. Knupfer **to approve the Land Separation.**

ROLL CALL VOTE: Ms. Seelau-Aye; Mr. Kutter-Aye; Mr. Uebelhoer-Aye; Mr. Knupfer-Aye; Mr. Conti-Aye; Mr. Kuras; Mr. Bakos-Aye
Seven (7) AYES; No (0) NAYS—**MOTION CARRIED**

Old Business:

Mr. Kuras was wondering what was going on with the Renee Franclemont building—½ business, ½ residence—on Allegheny Rd. Thomas Schneider said she is bringing it up to code, installing firewall, fire doors, windows. Also, identifying address as A and B for 911. She has a few things to remedy, such as the sewer, and is exploring sand filter/leech field. Mr. Schneider mentioned that it falls under the pre-existing building code. There may not have been a permit taken out for the original building.

Mr. Kuras also wondered what was happening, if anything, with the Tree Doctor. They've given Zoning preliminary plans but haven't moved further on it.

New Business:

Mr. Uebelhoer said that violations letters had gone out. Ms. Seelau was wondering what was going on with the round house on Cleveland Rd. and RT 5 that it is out of control with garbage. The owner has gone to court to try to evict the tenants, but it was thrown out because he didn't have the correct paperwork. He sold the property to the current residents four years ago, but they haven't made a payment. He foreclosed on the property and bought it back. Mr. Schneider said his name had just gone on the deed, so he could go to court again for an eviction order. Mr. Schneider let him know that he has to get them out and the property cleaned up.

Mr. Kuras mentioned that it looks like the track on Indian Falls Rd. is being prepared to re-open. Mr. Uebelhoer said he was aware and is keeping an eye on what is going on.

Mr. Kutter brought up the service road area under the Thruway, wondering if Dadswell had a permit to store there. Dadswell claims it's only a yard; they're not doing any servicing there. Mr. Schneider said he had talked to them about obtaining a special use permit, but they said, in March, they would be moving out within six months. The thought is that if they don't move out within that time, they need to obtain a special use permit, put up fencing and create a designated area. It seems the Thruway doesn't care if a trailer is on Thruway property. American Paving is also moving out.

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

Voice Vote:

ALL AYES—MOTION CARRIED.

Meeting Closed at 7:32pm.
Respectfully Submitted,
Diane Denton, Secretary
Jim Uebelhoer, Chairman

These minutes were approved by the Town of Pembroke Planning Board May 29, 2019