



## THE TOWN OF PEMBROKE PLANNING BOARD

1145 Main Rd., Pembroke, NY 14036

Minutes for the regular meeting held on October 26, 2016

### ATTENDANCE:

- Thomas Schneider—Chairman
- David Knupfer—Vice Chairman
- Mike Bakos
- Linda Rindell
- Richard Kutter
- 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 September 28, 2016** made by Mr. Kutter; second to Motion was made by Mr. Knupfer.

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

### **Land Separation**

**David Kent/Milton Martin**

8460 Indian Falls Rd., Town of Pembroke

Tax Map # 17.-1-95

Zoning District: AG/RES

- David Kent was present. He has a purchase offer on proposed separated parcel of approximately 8.5 acres from TM# 17.-1-95. , not to include house and barn, which will be retained by Milton Martin. Mr. Martin has signed all application forms.
- Mr. Kent will not change the use of the land. It will continue to be farmed.
- All setbacks of buildings are in compliance.
- The 30 ft. to the south of Mr. Martin’s house that is included in the proposed separated parcel is a driveway that gives access to the vacant land.
- The separated parcel will not be merged with any other parcel.

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

**ROLL CALL VOTE:** Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye

**ALL AYES-MOTION CARRIED**

On **MOTION** made by Chairman Schneider and seconded by Mr. Kuras **to approve the Land Separation as presented.**

**ROLL CALL VOTE:** Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
**ALL AYES-MOTION CARRIED**

## **Land Separation and Merger**

**Elias Paravalos/Edward Gorski**  
2420 Genesee St., Town of Pembroke  
Tax Map # 25.-1-12  
Zoning District: AG/RES

- Edward Gorski, potential buyer of 210 sq. ft. separated off of TM# 25.-1-12 that is owned by Elias Paravalos, was present.
- Mr. Gorski intends to merge separated parcel and, also owned by Mr. Paravalos, TM# 21.-1-73 and TM# 25.-1-11.2 with TM# 25.-1-11.1, which he owns.
- It was noted that Mr. Gorski does not have to merge the separated parcel as it would be complaint as a buildable property with 210 ft. of frontage. He would have to merge the two parcels (TM# 25.-1-11.2 and TM# 21.-1-73) behind the parcel his house is on (TM# 25.-1-11.1); otherwise they would be landlocked.
- Mr. Gorski plans on merging all four in order to have one tax bill.
- Chairman Schneider explained the survey process to Mr. Gorski.

On **MOTION** made by Mr. Kutter and seconded by Ms. Rindell to make a **negative Declaration on the SEQR short form.**

**ROLL CALL VOTE:** Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
**ALL AYES-MOTION CARRIED**

On **MOTION** made by Ms. Rindell and seconded by Mr. Knupfer **to approve the Land Separation and Merger as presented.**

**ROLL CALL VOTE:** Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kutter-Aye; Mr. Knupfer-Aye; Mr. Kuras-Aye; Mr. Schneider-Aye  
**ALL AYES-MOTION CARRIED**

**Old Business:** Chairman Schneider mentioned that, per the ruling of the Zoning Board of Appeals, the Tim Hortons' site plan had been altered to include a monument sign rather than pole/pylon sign. The Planning Board decided it was not necessary to move to approve an amended site plan.

**New Business:** Chairman Schneider told the board that the Pembroke School is considering putting up a digital sign. Town code doesn't allow digital signs. Mr. Knupfer and other board members thought it would be a safety hazard. How often the wording changed on the sign could be a factor. Chairman Schneider noted that there might not be anything the Town can do to prevent it. The school originally wanted an electric sign on the corner but the cost of providing the electricity was prohibitive.

**A MOTION** to adjourn the meeting was made by Mr. Kutter, and seconded by Mr. Knupfer.  
**ALL AYES—MOTION CARRIED**

Meeting Closed at 8:00 pm.  
Respectfully Submitted,  
Diane M. Denton,  
Acting Recording Secretary  
Thomas Schneider Chairman

*These minutes were approved by the Town of Pembroke Planning Board December 28, 2016*