



**TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS  
Minutes for the regular meeting held on April 20, 2016**

**ATTENDANCE:**

- Nathan Witkowski — Chairman
- Terrance Daniel
- John Kadziolka
- Donald Dylag
- Donald Showler
- Diane Denton — ZBA Secretary

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

**Public Hearing/Area Variances/William Gerych**

2197 Main Rd., Town of Pembroke  
Tax Map #17.-1-87; Zoning District: LC  
*Referred to Genesee County*

**PUBLIC HEARING** was opened at 7:31pm. The Notice of Public Hearing ran in the Batavia Daily News April 12, 2016, was posted on the Town's Bulletin Board, and letters were sent to adjoining property owners within 500 feet.

- Mr. Gerych was present. He is requesting a 15ft. side lot variance and 20 ft. rear lot variance for the construction of a pole barn.
- Joe and Gail Joyce, who are Mr. Gerych's neighbors, were present to find out what the variances were for. They had no objection to Mr. Gerych's project as it was presented.
- County approved, stating that the location of the proposed barn should pose no significant county-wide or inter-community impact. The setbacks are not out-of-character with that of other accessory structures in this and neighboring properties and provide enough distance for maintenance and storm water absorption.
- There is a structure currently there. Mr. Gerych said that it was in bad repair and wishes to take it down and put up a slightly larger single-story barn to use for storage that his tractor will fit into. He would like to put the new pole barn 10 ft. from west side property line, but no more as then it would be into his wood shed. He would also like it to be 10 ft. from the rear property line: he can't go any farther east because of his septic and he doesn't want it any closer to his house. He intends to leave grass in front of structure.
- Mr. Daniel mentioned that there was a lot going on in the parcel's area of 100 ft. x 200 ft.
- Mr. Gerych said he would put siding on barn to match his house.
- Short-form SEQR completed, which Mr. Witkowski reviewed.

**PUBLIC PARTICIPATION—Yes**

**Motion to Close the Public Hearing** made by Chairman Witkowski and seconded by Mr. Daniel.  
Voice Vote—ALL AYES—**MOTION PASSED.**

**The Public Hearing Closed at 7:40pm**

On **MOTION** made by Mr. Kadziolka and seconded by Mr. Showler **to approve a 20 ft. rear yard set back variance and 15 ft. side yard set back variance** based on County's recommendation and that these variances will not have any adverse effect on the community.

**ROLL CALL VOTE:** Mr. Kadziolka-Aye; Mr. Daniel-Aye; Mr. Dylag - Aye; Mr. Showler -Aye;  
Chairman Witkowski-Aye.  
**ALL AYES—MOTION PASSED**

**Old Business: None**

**New Business: None**

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

Meeting adjourned at 7:50pm.  
Respectfully Submitted,  
Diane Denton-ZBA Secretary  
Nathan Witkowski-ZBA Chairman

*These minutes were approved by the Zoning Board of Appeals September 21, 2016*