



**TOWN OF PEMBROKE
ZONING BOARD OF APPEALS
Minutes for the regular meeting held on January 18, 2017**

ATTENDANCE:

- Terrance Daniel — Chairman
- Donald Dylag— Vice Chairman
- John Kadziolka
- Donald Showler
- Erika Gabbey
- Diane Denton — ZBA Secretary

MEETING called to order at 7:30 pm.

A Motion to Approve the Minutes from December 21, 2016 was made by Ms. Gabbey; second to motion made by Mr. Showler.

Voice Vote—**ALL AYES—MOTION PASSED.**

Public Hearing

Area Variance/Louis Callari

8015 Hopkins Rd., Town of Pembroke

Tax Map #9.17-1-12; Zoning District: AG/RES

(Not a County road; didn't need referral to County)

PUBLIC HEARING was left open from December 21, 2016.

- Chairman Daniels said there hadn't been any update from Mr. Callari's son, George Callari. He is acting on behalf of his father who is in Florida until April and probably didn't have a chance to meet with Phil DiNicola, President of the Indian Falls Lake Homeowners Association.
- The board decided to extend the Public Hearing to its April meeting.

Public Present? No

Motion to extend Public Hearing until the ZBA's April 19th meeting made by Mr. Kadziolka and seconded by Mr. Dylag.

Voice Vote—**ALL AYES—MOTION PASSED.**

ALL AYES—MOTION PASSED

Public Hearing
Area Variance/Heather Adams
9026 Lake Rd., Town of Pembroke
Tax Map #18.-1-74; Zoning District: AG/RES
(Required referral to County)

PUBLIC HEARING was left open from December 21, 2016.

- A proposed text change to Zoning Law to allow Animal Training and Care with a Special Use Permit in all districts was submitted to and approved by County. This proposed text change will be presented to the Town Board on 2/9 or later at their workshop in February.
- Ms. Adams has agreed to withdraw her original application for a Home Occupation Area variance. If the text changes for Animal Training and Care are approved, she will only need to go to the Planning Board for a Special Use Permit.

Public Present? No

Motion to close Public Hearing made by Mr. Dylag and seconded by Ms. Gabbey.

Voice Vote—ALL AYES—**MOTION PASSED.**

ALL AYES—MOTION PASSED

Public Hearing closed @ 7:35pm

For the record, per the Planning Board Meeting on 12/28/16, Heather Adams agreed to withdraw her application to the ZBA in anticipation of text changes to Zoning Law in favor of Animal Care and Training facility. She will resubmit to the Planning Board as a request for a Special Use Permit.

- Once the text change is approved by the Town Board, all members of the ZBA will get the revised pages for each of the districts.

New Business: None

Old Business: None

A MOTION to close the meeting was made by Mr. Showler, seconded by Mr. Kadziolka.

Voice Vote—ALL AYES

MOTION PASSED

Meeting adjourned at 8:40pm.

Respectfully Submitted,

Diane Denton-ZBA Secretary

Terrance Daniel-ZBA Chairman

These minutes were approved by the Zoning Board of Appeals March 22, 2017