

Zoning Board of Appeals
Tuesday, October 23, 2012
Regular Meeting
Council Chambers

5:00 P.M.

Present: Chairman Bankoski, Commissioners Beehler, Galardo, Helwig and Rice.

Also present: Housing, Building and Zoning Officer Zurawski.

The reading of the minutes of the previous meeting was dispensed with, same having been approved in writing by a majority of the Board.

The meeting was held for the purpose of hearing the following appeal:

APPEAL #2012-19 Appeal of Brooks Memorial Hospital, 529 Central Avenue for permission to install a parking lot at property located at 501 Central Avenue. Not in compliance with Article V, Section 79-5020, Section 79-5060; and Article XVI, Section 79-16060 of the Zoning Code of the City of Dunkirk, New York.

Frank Schneider, 11125 Query Road, Forestville, New York, representative of Brooks Memorial Hospital was sworn in and testimony was taken in favor of the Board granting this appeal.

Rodney Drake, Habiterra Architects, 1279 N. Main Street, Jamestown, New York was sworn in and testimony was taken in favor of the Board granting this appeal. Mr. Drake explained the plans of the proposed parking lot to the Board.

Christa Kelley, 12 W. Fifth Street, Dunkirk, New York was sworn in and spoke in opposition to the Board granting this appeal.

DETERMINATION

APPEAL #2012-19 In the appeal of Brooks Memorial Hospital it was the decision of the Board that this appeal be granted with the following stipulations:

1. The appellant must comply with all testimony and information presented at the Zoning Board of Appeals meeting held October 23, 2012.
2. All snow shall be kept on hospital property.
3. Fencing shall be maintained.

4. Wattage of the lighting shall not be increased nor the lighting standards increased in height.
5. Parking lot shall be landscaped and maintained as proposed and subject to Planning Board approval.

The Board stated the following findings of fact in their determination:

1. Hardship has been exhibited due to the need for additional parking for Brooks Hospital.
2. It will alleviate the on-street parking in the neighborhood.
3. It is a continuation of the existing parking usage.

VOTE ON APPEAL:
Commissioner Helwig – yes
Commissioner Beehler – abstain
Commissioner Rice – yes
Commissioner Galardo – yes
Chairman Bankoski – yes

APPEAL GRANTED

Commissioner Galardo moved to adjourn, seconded by Commissioner Rice. Carried, all voting aye.

**I DO HEREBY APPROVE OF THE
FOREGOING MINUTES IN FULL**

CHAIRMAN BANKOSKI

COMMISSIONER BEEHLER

COMMISSIONER GALARDO

COMMISSIONER HELWIG

COMMISSIONER RICE