

City of Dunkirk Planning Board Meeting Minutes
November 17, 2016

Present: Chris Piede, Ed Schober, John Mackowiak, and Frank Torain. Also present was Nicole Waite (Recording Secretary), and Allan Steinberg (Rookie's Sports Bar).

Absent: Andy Bohn

Meeting was called to order by Chris Piede at 6:02 p.m. located in the Mayor's Conference Room, in City Hall. A quorum was not present.

Acceptance of meeting's minutes: Ed Schober made a motion to accept the minutes of June 23, 2016, seconded by John Mackowiak. Carried, all voting aye.

Ed Schober made a motion to accept the minutes of August 25, 2016, seconded by John Mackowiak. Carried, all voting aye.

Communications from the Public and Petitions: None

Old Business:

Sign Review - 308 Central Avenue - Andre Persaud: Enzo Rossi was not in attendance to answer questions for the Board. Nicole Waite had mailed out a meeting notice letter to Mr. Rossi on November 3, 2016 informing him of the upcoming meeting and that without his presence either in person or by phone, the Board would not be able to act on his application. The City's Zoning Officer had also spoken to him about this meeting.

New Business:

Site Review - 19 Lake Shore Drive East - Allan Steinberg: Allan Steinberg explained that he plans to expand Rookie's Sports Bar into part of the Rosie's Hot Dog stand parking lot. Rosie's consists of 3 separate parcels, and he is in the process of merging the eastern parcel with the Rookie's parcel. The remaining 2 parcels he may develop at a later time. The tent that is at Rosie's will be moved behind Rookie's and the entire back of Rookie's will be fenced in. His goal is to make Rookie's a year round destination. The building addition will have 4 mini bowling lanes, more seating, and an expansion of the kitchen. He will be starting bowling and dart leagues. The bowling area will also be available to rent for kid's birthday parties on weekends before the bar area opens.

Chris Piede indicated that he liked the matching exterior in the rendering. Ed Schober asked why the architectural drawing said that the siding would be vinyl. Mr. Steinberg said that was a mistake and that the exterior materials would match what is on the current building. He is working with the Amish to replicate the siding.

Piede asked what type of sign would be on the addition. According to Mr. Steinberg it would be a light up digital sign if approved.

John Mackowiak asked if the door pictured near the front of the addition with stairs would be an additional entrance. Mr. Steinberg explained that it would be used just as an emergency exit. There is one currently towards the back of the building but that one will be removed during the construction process. This new one will replace it. Piede asked about the greenspace that was under the emergency exit stairs on the rendering and wondered if it would have a nautical theme, like beach grass. Mr. Steinberg agreed that there would be green there and that it would be dressed up and will look nice.

Schober asked if the windows on the western side of the current building would be taken out. He also inquired about any windows being included on that side of the addition. According to Mr. Steinberg all of the current windows will remain. The only thing that will be moved is the emergency exit that was already discussed. The addition would not include any windows on the western side. However, the eastern side would have multiple large windows to look out onto the patio area and people on the patio will be able to see inside where the bowling alleys will be.

Mr. Steinberg also talked about the upper balcony area and his desire to open it up in the warmer months with bar tables along the edge to keep people away from the railing.

Both Piede and Schober asked if there would be any buffer landscaping along the exterior of the western wall to soften it up. Especially to break up the parking area from the building and create space for snow plowing. Some ideas discussed were shrubs, flower beds, and beach grass. Mr. Steinberg said he had no problem adding in landscaping to that area as part of the project.

Ed Schober made a motion to pass Resolution #2016-6 with the following conditions: Landscaping will be installed along the exterior of the new addition's western wall; and Exterior materials of the addition will match current building's roof and siding. The resolution was seconded by John Mackowiak. Carried, all voting aye.

Post Office Shed Discussion: Dan Sullivan from the Dunkirk Post Office was not in attendance. Chris Piede asked what the purpose of the discussion was to be. Nicole Waite explained that Mr. Sullivan had reached out to the City because they are planning to construct a storage shed on the Post Office property that will be visible from Central Avenue. Since it will be located within the Historic Overlay District he was hoping to get some input from the Planning Board about how it should be designed. Waite offered to contact Mr. Sullivan and find out more information, such as the location of the proposed shed and dimensions.

Ed Schober made a motion for adjournment at 6:31 p.m., seconded by Frank Torain. Carried, all voting aye.

CITY OF DUNKIRK PLANNING BOARD

RESOLUTION

No. 2016-6

A meeting of the Planning Board (the "Board") of the City of Dunkirk (the "City"), was convened on Thursday November 17, 2016 at 6:00 p.m.

The following resolution was duly offered and seconded, to wit:

**RESOLUTION AUTHORIZING BUILDING ADDITION FOR
ROOKIE'S SPORTS BAR**

WHEREAS, the City Code provides that the Board shall have full power and authority make investigations, maps, reports, recommendations, and approvals relating to the planning and development of the city; and

WHEREAS, pursuant to these duties the Board has reviewed the information supplied by Allan Steinberg for a site addition located at 19 Lake Shore Drive East; and

WHEREAS, the Board wishes to approve the transaction submitted and reviewed subject to the conditions contained below; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF DUNKIRK PLANNING BOARD AS FOLLOWS:

Section 1. Hereby offers its approval to Rookie's Sports Bar for the sole purpose of approving the addition for 19 Lake Shore Drive East.

Section 2. The above approval is subject to the following terms and conditions:

1. Landscaping will be installed along the exterior of the new addition's western wall.
2. Exterior materials of the addition will match current building's roof and siding.
3. The plan must be compliant with City of Dunkirk Code.

Section 3. The above resolutions shall take effect immediately.

Dated: November 17, 2016

STATE OF NEW YORK)
COUNTY OF CHAUTAUQUA) SS:

I, the undersigned Recording Secretary of the City of Dunkirk Planning Board, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Dunkirk Planning Board (the "Board"), including the resolution contained therein, held on November 17, 2016, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Board and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of the Board had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Board present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this 17th day of November, 2016.

Nicole Waite

Nicole Waite
Recording Secretary
City of Dunkirk Planning Board

[SEAL]