



**Dunkirk Planning Board  
City Hall  
342 Central Avenue  
Dunkirk, New York 14048  
366-9876  
FAX: 363-6460  
Andy Bohn, Chairman**

**To:** Andy Bohn, Chris Piede, Ed Schober, John Mackowiak, and Bill Tuggle

**Xc:** Mayor Anthony J Dolce  
Al Zurawski, Building Inspector  
Stephanie Kiyak, Councilwoman-at-Large  
Mike Michalski, First Ward Councilman  
Bill Rivera, Second Ward Councilman  
Andy Gonzalez, Third Ward Councilman  
Stacy Szukala, Fourth Ward Councilwoman  
Ron Szot, City Attorney  
Gib Snyder, OBSERVER  
Dave Rowley, WDOE/WKIX

**From:** Lacy Lawrence, Recording Secretary

Please be advised that the Planning Board Meeting has been scheduled for:

**Thursday, February 27, 2014  
6:00PM  
Mayor's Conference Room, City Hall**

**AGENDA**

- I. Call to Order**
- II. Acceptance of meeting's minutes**
- III. Communications from the Public and Petitions**
- IV. Old Business**
- V. New Business**

Sign Review

1. 319-321 Central Ave- G. H. Graf Realty Corp. (Chautauqua Center tenant)

- VI. Next Meeting-March 27<sup>th</sup> 2014**
- VII. Adjourn**

**CITY OF DUNKIRK PLANNING BOARD**

**RESOLUTION**

**No. 2014-#**

A meeting of the Planning Board (the "Board") of the City of Dunkirk (the "City"), was convened on Thursday February 27<sup>th</sup>, 2014 at 6:00 p.m.

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

**RESOLUTION AUTHORIZING SIGNAGE FOR  
G. H. GRAF REALTY CORP. (Chautauqua Center Tenant)**

**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 G. H. Graf Realty Corp for the signage located at 319-321 Central Avenue; 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 G. H. Graf Realty Corp for the sole purpose of approving the signage for the property located at 319-321 Central Ave.

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

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Section 3. The above resolutions shall take effect immediately.

Dated: February 27, 2014

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 February 27, 2014, 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 27<sup>th</sup> day of February, 2014.

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Lacy Lawrence  
Recording Secretary  
City of Dunkirk Planning Board

[SEAL]

Application

CITY OF DUNKIRK, NEW YORK

& Permit

No. 2014-01

APPLICATION FOR BUILDING AND ZONING PERMIT

FEE
\$ _____

Date February 12, 2014 -- denied

Cost .....

Note—No permit for new construction will be issued unless this application blank is properly filled out. Two sets of plans, specifications and a plot plan must be submitted with your request.

INSTRUCTIONS

1. This application blank is to be filled out by typing or printing and must be submitted to the Building and Zoning Officer of the City of Dunkirk.
2. Completed Building Permit Application must be filed with the Building and Zoning Officer by the applicant or his representative.
3. The work covered by this application shall not be commenced before issuance of a Building Permit by the Building and Zoning Officer.
4. Upon approval of this application a Building Permit will be issued to the applicant by the Building and Zoning Officer. The Building Permit shall be posted upon the premises in a conspicuous place so as to be visible from the street throughout the period of construction.
5. No structure or use for which a Building Permit has been issued shall be occupied or used in whole or part upon completion for any purpose until a Certificate of Occupancy shall have been granted by the Building and Zoning Officer.

Application is hereby made for permission to installation of sign

Type of Building masonry Type of Siding masonry

Type of Foundation concrete To be used as commercial space

Size of Building ft. wide ft. long ft. high.

Building to be located on the front, rear, X side. Sec. 79.14 Block 6, Lot 38.

Size of lot on which building is to be located is 100 ft. wide, 153 ft. deep. Distance of building to front property line is n/a ft. The nearest right is n/a ft. and the nearest left is n/a ft. Rear yard is n/a ft.

To be located in a CBD/HD zone at 319-321 Central XXXXXX Avenue.

on North, South, East, West side.

Owner G. H. Graf Realty Corp. Address 435 Main Street

Contractor Southpaw Signs & Stripes Address

By Address

**OFFICE OF THE HOUSING, BUILDING  
AND ZONING OFFICER**

**CITY HALL  
DUNKIRK, NEW YORK 14048**

Allan L. Zurawski  
Housing, Building & Zoning Officer

Phone: 366-9858  
Fax: 363-0058

February 12, 2014

G. H. Graf Realty Corp.  
435 Main Street  
P. O. Box 241  
Dunkirk, NY 14048

The Chautauqua Center  
Michelle Leone-Mitchell  
319 Central Avenue  
Dunkirk, NY 14048

Southpaw Signs & Stripes  
Cody Britton  
19 Norton Place  
Fredonia, NY 14063

RE: 319-321 Central Avenue

Dear Property Owner:

Be advised your application for permission to install signage at the above referenced property must be denied.

Granting of a permit for the proposed signage would be in violation of Chapter #79 (Zoning Regulations) of the City of Dunkirk, New York as follows:

**Article XXI – Sign Restrictions**

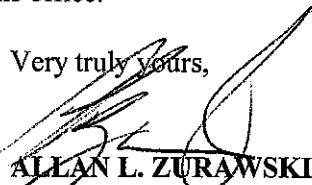
**Section 79-21040 Zoning District Sign Restrictions**

**(7) H-D Historic Overlay District – The following are permitted in the H-D Overlay Districts: (a) Attached signs identifying uses or services on the premises, shall not exceed a maximum of fifty (50) square feet on each premise.**

You will be notified of the next regularly scheduled meeting of the Zoning Board of Appeals.

If you have any questions, feel free to contact this office.

Very truly yours,

  
**ALLAN L. ZURAWSKI**  
Housing, Building and  
Zoning Officer

ALZ:caa  
G:\carol\central.319.zoning

Dunkirk City Zoning Board of Appeal  
C/o Al Zurawski  
342 Central Ave.  
Dunkirk, NY 14048

February 11, 2014

Southpaw Signs & Stripes  
19 Norton Place  
Fredonia, NY 14048

Re: Variance of maximum allowable square footage and sign placement

We are writing this letter for the consideration of a variance to increase the maximum allowable square footage of signage for The Chautauqua Center on 319 Central Avenue. We are seeking this variance for the following reasons:

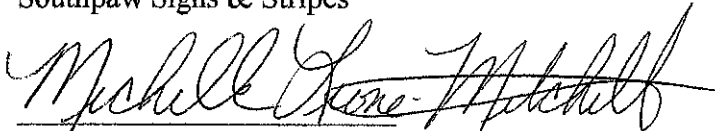
1. The Chautauqua Center, since it's opening an office at this location has had much difficulty in directing it's clientel to the office. This is due to the building's north side entrance. Most of the traffic is approaching the building from the south side. To add to the way finding challenge, the original frontage of this building faces Central Avenue, which is not accessable way of entry to the public. Having said proposed signage on the south side of the building will not only alert clients, but inform them as to where they will gain access.
2. The original sign which was put up on the north side only, due to it's location, does an inadequate job of advertising the company to perspective new clients.

We thank you for your time and consideration in this important matter, as well as your help in transforming this downtown property to one of wellness and prosperity. Feel free to contact us with any questions or concerns you may have.

Respectfully,



Cody J Britton  
Principal Signwriter  
Southpaw Signs & Stripes



Michelle Leone-Mitchell  
Executive Assistant  
The Chautauqua Center

enc.

# Graf Realty

CORP.

INVESTMENTS  
MANAGEMENT  
RENTALS

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435 MAIN ST. • P.O. BOX 241 • DUNKIRK, N.Y. 14048-0241 • PHONE (716) 366-1611 • FAX (716) 366-1612

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February 14, 2014

Al Zurawski,  
Code Enforcement Officer  
City of Dunkirk  
City Hall  
Dunkirk, NY 14048

Dear Mr. Zurawski,

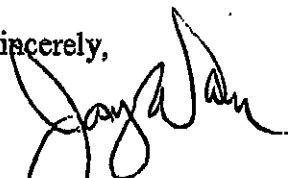
The Chautauqua Center leases space from Graf Building LLC at 319 Central Avenue (aka the Graf Building) in Dunkirk. The management there has requested approval to install a 57" high by 120" long sign on the south side of the Graf Building. It is my understanding that there is no lighting or electrical component to the sign.

Graf Building LLC approves of the installation of this sign with the following provisions:

- The Chautauqua Center will receive approval by local, state, and federal regulatory agencies as necessary
- The Chautauqua Center will be responsible for removing the sign should they vacate the premises
- The Chautauqua Center will assume all responsibility for proper care and maintenance of the sign

Please feel free to contact me if you have any questions.

Sincerely,



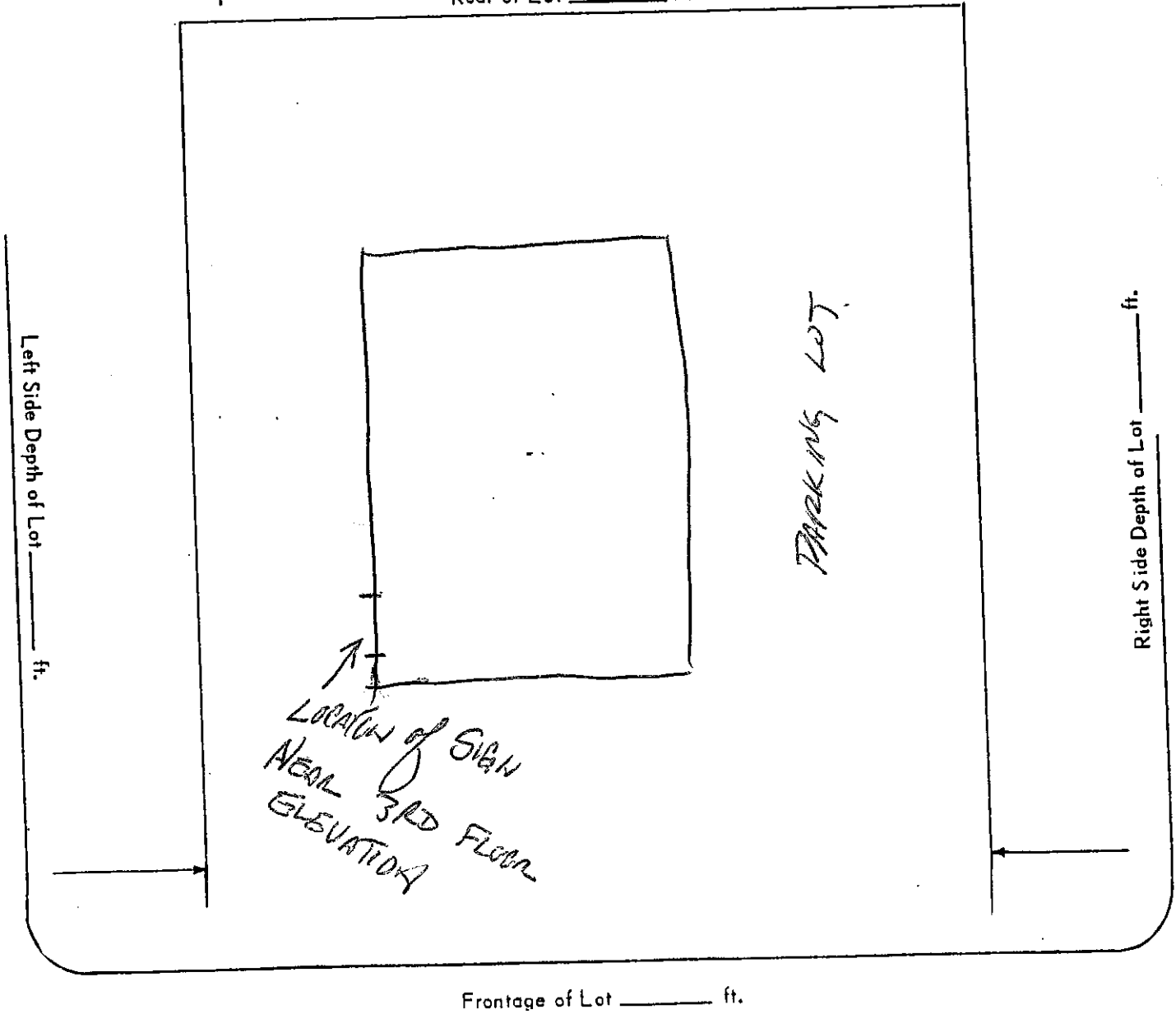
John "Jay" Warren  
Facilities Manager

# PLOT PLAN

1. This page shall be used for the drawing of a plot plan for all major construction and additions and in such other cases as the Building and Zoning Officer deems necessary.
2. The plot plan shall show the location and size of the lot, locations and sizes of buildings and structures upon the premises (both existing and proposed) and their relationship to adjoining premises and public streets.
3. Locate and label clearly and distinctly all buildings and structures, show widths and depths of all yards, show names of all streets and indicate north with a north arrow.

SHOW DISTANCE FROM BUILDING TO SIDE, FRONT AND REAR LOT LINES

L.F. FRONTAGE - 60 FT X 1.5 = 90 SF		
EXISTING		ACTUAL
CHAIRMAN'S RD -	28 SF	18.6
CHAIRMAN'S TRAIL -	16 SF	13.3
PROPOSED	50 SF	50.0
	94	81.90 ACTUAL
		Rear of Lot _____ ft.



Street Name CENTRAL AVE



120 in

# The Chautauqua Center

*Our Family caring for your Family*

FAMILY

**ENTRANCE AROUND CORNER**

57.39 in

SURROUNDING PROPERTY OWNERS

319-321 Central Avenue  
G.H.Graf Realty Corp.  
Southpaw Signs & Stripes  
The Chautauqua Center

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323-325 Central Avenue LLC  
41 Gold Cup Drive  
Williamsville, NY 14221  
Owner of 323-325 Central Avenue  
Owner of vacant parcels on Lark Street

Andre A. Persaud  
306 Central Avenue  
Dunkirk, NY 14048  
Owner of 306 and 310-312 Central Avenue

G. H. Graf Realty Corp.  
435 Main Street  
P. O. Box 241  
Dunkirk, NY 14048  
Owner of 335-339 Central Avenue

Chadwick Bay Properties LLC  
314 Central Avenue  
Dunkirk, NY 14048

City of Dunkirk  
City Hall  
Dunkirk, NY 14048  
Owner of parcels on Lark Street  
Owner of parcels on Central Avenue  
and West Third Street

Linda Ruiz  
708 Grant Avenue  
Dunkirk, NY 14048  
Owner of 318 Central Avenue

Robert H. Persch  
4747 Van Buren Road  
Dunkirk, NY 14048  
Owner of 11 W. Third Street

Proteus Group LLC  
931 Porterville Road  
East Aurora, NY 14052  
Owner of 320-322 Central Avenue

Assembly of Christian Churches  
840 Intervale Avenue  
Bronx, NY 10459  
Owner of 312, 314 and 320 Eagle Street

Robert K. Lesser  
c/o Palmer-Bryant Realty Inc.  
324 Central Avenue  
Suite 2  
Dunkirk, NY 14048  
Owner of 324-330 Central Avenue  
Owner of 332 Central Avenue

Dunkirk Home Properties LLC  
520 Central Avenue  
Dunkirk, NY 14048  
Owner of 310 Eagle Street

**OFFICE OF THE HOUSING, BUILDING  
AND ZONING OFFICER**

**CITY HALL  
DUNKIRK, NEW YORK 14048**

Allan L. Zurawski  
Housing, Building & Zoning Officer

Phone: 366-9858  
Fax: 363-0058

February 14, 2014

RE: 319-321 Central Avenue

Dear Property Owner:

Be advised that an application filed by Southpaw Signs & Stripes on behalf of The Chautauqua Center, tenant; and G. H. Graf Realty Corp., owner; for permission to install signage at the above referenced property has been denied.

Granting of a building permit for the proposed signage would be in violation of Chapter #79 – Article XXI, Section 79-21040(7) of the Zoning Code of the City of Dunkirk, New York.

The proposed signage would exceed the allowable square footage for signage at this premise. The Historic Overlay District states that identifying signs shall not exceed a maximum of fifty (50) square feet on each premise.

The Zoning Ordinance, Section 79-28020(4)(d) states in part: Public Hearing - After reviewing the preliminary application and recommendations from other involved City or County agencies, the Zoning Board of Appeals shall hold a public hearing. Notices of the public hearing shall be mailed to adjacent property owners within one hundred (100) feet from the property line.

Therefore, this notice is being sent to you as required. Should you have any objections to the granting of this appeal, please appear personally at the Zoning Board meeting to be held on Tuesday, **February 25, 2014** at 5:00 P.M. in the Council Chambers at City Hall, Dunkirk, New York.

Very truly yours,

**ALLAN L. ZURAWSKI**  
Housing, Building and  
Zoning Officer

ALZ:caa

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AND ZONING OFFICER**

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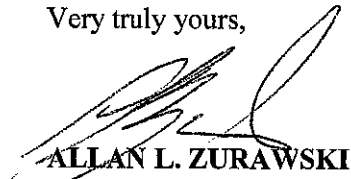
Dear Property Owner:

Please be advised there will be a meeting of the Zoning Board of Appeals on Tuesday, February 25, 2014 at 5:00 P.M. in the Council Chambers, City Hall, Dunkirk, New York.

At this time your appeal to the Board will be heard. It is imperative that you or a representative attend this meeting to answer any questions the Board may have.

If you have any questions, feel free to contact this office.

Very truly yours,

  
**ALLAN L. ZURAWSKI**  
Housing, Building and  
Zoning Officer

ALZ:caa